



Elm Tree Court High Street, Huntingdon
£180,000 Leasehold

**Sharman
Quinney**

Key Features



999 Years remaining as of 01 Jan 2016

£425.00 Ground Rent pa

Review due: 01/2031

£3359.00 Service Charge pa

Review due: 06/2026

- Bright and well proportioned Living/Dining Room with space for comfortable seating and a Dining Area
- No Chain
- Modern fitted Kitchen with integrated appliances
- Generous Double Bedroom with built in wardrobe and Contemporary Shower Room with walk in shower
- Secure entry system and 24 hour emergency call facility

Situated on the sought after Elm Tree Court development, the apartment enjoys a peaceful position while placing shops, cafés, transport links and essential amenities just a short, level walk away. The building is modern, energy efficient and purpose built to support independent living with the reassurance of on site assistance when needed. The apartment boasts under floor heating, Sky/Sky+ connection points in the living room and secure camera entry system.



Elm Tree Court offers a welcoming and sociable environment, with multiple lounges and a stunning Roof Top terrace with regular activities available for those who wish to join in. The development is ideally positioned for easy access to Huntingdon's shops, supermarkets, medical facilities, bus routes and the mainline station, providing convenient links to Cambridge, Peterborough and London.

This apartment is an excellent choice for anyone seeking comfort, independence and peace of mind in a central and well connected location.

Entrance Hall

Features storage cupboards ideal for washing machines and shoes/coats. The current owner has replaced the hot water tank for a more efficient heating system which has led to more storage space

Living/Dining Room - 5.22m x 3.42m (17'1" x 11'2"). With Juliette Balcony and ample space for both living and dining.

Kitchen - 2.36m x 2.16m (7'9" x 7'1"). Recently refitted kitchen, including oven, hob and free standing fridge freezer.

Bedroom - 4.02m x 2.85m (13'2" x 9'4"). Double bedroom with fitted mirror fronted wardrobes

Shower Room - Level entry shower with support rail, heated towel rail.

Car parking space beneath property in covered car park.

To view this property call Sharman Quinney on:
01480 271214

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01480 271214

 Unit 3 King James Retail Centre Ermine Street,
Godmanchester, HUNTINGDON, Cambridgeshire,
PE29 2PA
 godmanchester@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: GDM100769 - 0001

