



Total area: approx. 59.1 sq. metres (636.0 sq. feet)

Ground Floor  
Secure communal door with stairs leading to first and second floor

EPC: C  
Heating: Electric Heating

Second Floor

Entrance Hall  
4.25m (13'11") x 2.04m (6'8")

Kitchen/Breakfast Room  
3.41m (11'2") max x 3.39m (11'1")

Lounge  
4.52m (14'10") x 3.37m (11'1")

Bedroom One  
3.43m (11'3") x 3.03m (9'11")

Bedroom Two  
3.43m (11'3") x 2.55m (8'5")

Bathroom

Outside  
There is an allocated parking space to the front of the building along with communal bike store and bin store.

Further Information

Tenure: Leasehold  
Lease Length: 125 years from November 2010, 109 years remain  
Annual Maintenance Charge: £1734.07 for 1st January 2026-31st December 2026  
Annual Ground Rent: £250 per annum  
Ground Rent Review Period: 25 Years  
Management Company: Together Property Management  
Council Tax: B

Buyer ID Checks  
To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The cost is £40 + VAT (£48) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete. Our team will guide you through the process when you make an offer on a property.

Disclaimer  
All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

**ellis winters**  
sales & lettings since 2001

**OFFICE ADDRESS**

14 Market Hill  
St Ives  
Cambridgeshire  
PE27 5AL

**OFFICE DETAILS**

01480 388888  
infostives@elliswinters.co.uk



ASKING PRICE

**£185,000**

**Temple Close**

Huntingdon, Cambridgeshire, PE29 3RU

## PROPERTY SUMMARY

A well presented, top floor apartment situated in the Town Centre of Huntingdon with No Onward Chain. The property benefits from full redecoration and new carpets through and the accommodation comprises a lounge with juliet balcony overlooking the River Great Ouse and fields, a kitchen/breakfast room, three piece bathroom, and two generous bedrooms all accessed from the entrance hallway complete with ample storage. Outside, an allocated parking space and communal bike and bin store is available for residents. Situated within close proximity to riverside walks, amenities, schooling, mainline train station and A1/A14 Road links, a viewing, this home would make an ideal First Time Buy or Investment property!

2



1



1

