



Total area: approx. 45.3 sq. metres (487.9 sq. feet)

**Ground Floor**

Secured Communal Entrance with Stairs Leading to Second Floor

**Second Floor**

Entrance Hallway

Lounge  
4.55m (14'11") x 3.81m (12'6")

Kitchen  
2.90m (9'6") x 1.98m (6'6")

Bedroom  
3.81m (12'6") x 2.68m (8'10")

Shower Room  
1.95m (6'5") x 1.87m (6'2")

**Outside**

The property benefits from a large, immaculately kept communal gardens leading down to the River Great Ouse. There are residents and visitors parking available within the development

**Further Information**

Tenure: Leasehold  
Lease Length: 99 years from 1st April 1988 – 62 years remain  
Annual Management Service: £3629.28  
Ground Rent: £194.32  
Management Company: FirstPort  
Council Tax: B  
EPC: C  
Heating Type: Electric Heating

**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.



**OFFICE ADDRESS**

14 Market Hill  
St Ives  
Cambridgeshire  
PE27 5AL

**OFFICE DETAILS**

01480 388888  
infostives@elliswinters.co.uk



**£100,000**  
**West Street**  
Huntingdon, , PE29 2LL

## PROPERTY SUMMARY

**\*\* REASONABLE OFFERS INVITED \*\*** A beautifully presented, second floor apartment located in a sought after over 55's development 'The Chestnuts'. Offered with No Onward Chain, the property comprises of a generous south facing lounge leading to a updated kitchen, double bedroom with a fitted wardrobe, refitted shower room and a hallway with ample storage. The development is well kept internally, offering a Residents Lounge, Laundry Room, Hairdressers and a lift services all floors. Outside, immaculately kept communal grounds with patio seating lead to the Great River Ouse. Residents and Visitors Parking is available and the development is located a short walk from local amenities including shops and doctors alongside transport links.

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