

Asking Price £120,000 Leasehold

1 Bedroom, Apartment - Retirement

15, Moorhouse Lodge Edison Bell Way, Huntingdon, Cambridgeshire, PE29 3FD

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Moorhouse Lodge

Conveniently located within this Medieval and Historic Market town of Huntingdon. Moorhouse Lodge, a stylish new retirement development, situated on the corner of Edison Bell Way and Ermine Street and comprises of 47 one and two bedroom independent living apartments.

Moorhouse Lodge is named after the first airman to be awarded the Victoria Cross (VC); William RhodesMoorhouse. William was educated at Trinity College, Cambridge and with his friend James Radley, they formed Portholme Aerodrome in 1911 and developed their own monoplane. In August 1914, William joined the Royal Flying Corps and during a raid over Courtai in 1915, he was fatally injured and later died from his wounds. His actions earned him Britain's highest honour for gallantry; the first Victoria Cross to be won in the air. Close to the Lodge are a number of amenities including the Charles Hicks Medical Centre, a pharmacy and two supermarkets. Within Huntingdon town are a range of leading high street stores and a great range of independent stores, boutiques, cafés, restaurants, banks, historic public houses and medical centres. Huntingdon has an Indoor and Outdoor Bowls Club, Brampton Golf Course and Cambridge Golf is approximately 6 miles away.

Road, rail and air links to, from and around Huntingdon couldn't be easier. From Huntingdon train station you can get a regular service to the east coast, London and the north of England. Easy access by road using the A14 and A1. The nearest major airport for international and domestic flights is from London Stansted.

The Lodge manager is on hand throughout the day to support the owners and keep the development in perfect shape. There are many regular events in the Owners' Lounge including coffee mornings, a monthly quiz, bingo, film afternoons, keep fit, Zumba, cheese & wine, line dancing and fish and chip Fridays.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Moorhouse Lodge has been designed with safety and security at the forefront, The Apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Moorhouse Lodge is managed by the award-winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Moorhouse requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.







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Property Overview

ONE BEDROOM RETIREMENT APARTMENT IN HUNTINGDON

This delightful one bedroom first floor apartment is presented in good order throughout and offers deceptively spacious accommodation. Conveniently located close to both the lift and stairs, the apartment provides easy access within the development and is offered with no onward chain.

The Living Room offers ample space for living and dining room furniture and benefits from a feature electric fireplace with attractive surround.

The Kitchen offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist height oven, 4 ring electric hob with extractor hood over, a fridge, a freezer and washer/dryer. A window allows for light and ventilation.

The Bedroom is a good-sized double room with a useful built-in mirrored wardrobe and plenty of space for additional bedroom furniture if desired.

The Shower Room offers a curved shower enclosure with handrail, a heated towel rail, WC and wash hand basin with vanity unit beneath.

Perfectly complementing this wonderful apartment is a useful storage cupboard located in the hallway.

Photos taken before current tenant moved in







Features

- One bedroom first floor apartment
- Good decorative order throughout
- On site parking for owners and visitors
- Lodge Manager available Monday to Friday
- Owners lounge & Kitchen with regular social events
- Fully fitted kitchen with integrated appliances
- Generous sockets and TV areal socket in the bedroom and living room
- 24 Hour emergency Careline system & Lift to all floors
- Great location close to the town centre & excellent transport links
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country







Key Information

Service Charge (Year Ending 31st May 2027): £3,117.89 per annum.

Ground rent £816 per annum. To be reviewed September 2031.

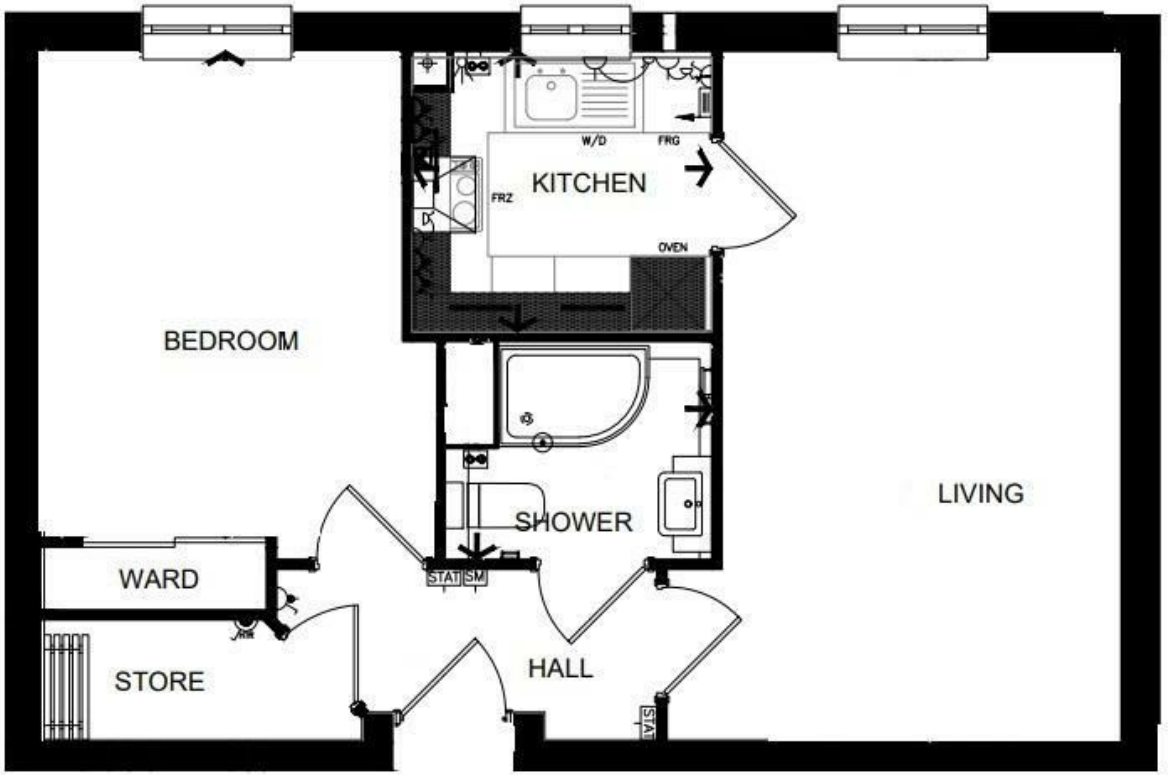
Council Tax Band B

125 year Lease commencing 2017

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include Careline system, buildings insurance, water and sewerage rates, ground source heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

EPC Rating: B



Living	Width	10'-4" [3135]	max	Length	18'-0" [5490]	max
Kitchen	Width	7'-10" [2380]	max	Length	7'-4" [2230]	max
Shower Room	Width	6'-11" [2120]	max	Length	5'-8" [1735]	max
Bedroom	Width	10'-3" [3130]	max	Length	12'-8" [3865]	max

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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