

1, Peppercorn House, 8 Peppercorn Lane,
Eaton Socon, PE19 8HL

THOMAS MORRIS







Guide Price: £400,000 - £425,000

Leasehold

Peppercorn Lane, Eaton Socon, PE19 8HL

- Prestigious Ground Floor Apartment
- Secure Gated Development
- Spacious Accommodation
- Very Useful Cellar
- Own Private Garden
- Main Bedroom with En Suite
- Two Parking Spaces
- No Forward Chain
- Share of Freehold
- Energy Rating - C/78

Situated in the highly desirable and picturesque location of Peppercorn Lane, this exceptional ground floor apartment offers spacious and elegant accommodation within secure grounds and its own private garden, accessed via electric gates. The spacious entrance hall has stairs leading to the cellar which gives excellent storage space also provides access to an impressive living room, enjoying lots of natural light delightful views over the landscaped gardens. The modern fitted kitchen/dining room is well equipped with a range-style oven, integrated fridge-freezer, washing machine, and dishwasher. The spacious main bedroom enjoys attractive views towards St Mary's Church and benefits from a large four-piece en-suite bathroom. There are two further double bedrooms, one of which features fitted wardrobes and is currently utilised as a dressing room. A contemporary shower room includes an oversized walk-in shower enclosure. The apartment is presented in neutral décor throughout, allowing prospective purchasers to move straight in. Retaining many of its original character features, including high ceilings and beautiful Georgian-style windows, this unique property offers an abundance of natural light and a wonderful sense of space.

Council Tax Band - C
Huntingdon District Council

Accommodation

Entrance Hallway

Living Room/Dining Room *20' x 18' (6.1m x 5.49m)*.

Kitchen/Breakfast Room *13'10" x 12'8" (4.22m x 3.86m)*.

Main Bedroom *14'10" x 13'9" (4.52m x 4.2m)*.

En Suite

Bedroom Two *10'9" x 9'11" (3.28m x 3.02m)*.

Bedroom Three *9'4" x 9'4" (2.84m x 2.84m)*.

Bathroom

Outside

Enclosed Rear Garden

Two Parking Spaces







To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £80 incl. VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Thomas Morris.

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Leasehold Information
Lease Length: 999 Years .
Service charg: £2,500 Per Annum
Every effort has been made to obtain the lease information listed above. The information has been provided to Thomas Morris who make no warranty as to its accuracy or completeness and as such details should be confirmed by a solicitor if a purchase is undertaken.

The Property Ombudsman