


4 The Hurdles, Brampton, PE28 4QR

THOMAS MORRIS







# Offers Over: £230,000

## Leasehold

### The Hurdles, Brampton, PE28 4QR

- First Floor Apartment
- 978 Years Remaining on Lease
- Three Bedrooms
- Open Plan Living/Kitchen/Dining
- Utility Room
- Allocated Parking Space
- Easy Access to the Train Station
- Lower than Average Service Charge
- Leasehold
- Energy Rating: C/71

Situated within the sought-after village of Brampton, this well-proportioned three-bedroom apartment at The Hurdles offers comfortable and versatile living accommodation, allocated parking and excellent commuter links.

The property is ideally suited to a range of buyers, including first-time purchasers, professional couples, families or investors. At the heart of the apartment is a spacious open-plan kitchen and living area, creating a bright and sociable environment that works equally well for everyday living and entertaining.

The accommodation includes three bedrooms, providing flexibility for a growing family, guests or those working from home. The apartment also benefits from a family bathroom and a useful utility cupboard/room, offering valuable additional storage and practical space for laundry and household essentials.

Externally, the property benefits from allocated parking, providing convenient off-road parking for residents.

Lease Term: 999 years from 1/1/2006
Term Remaining: Approx 978 years

Service Charge: £1,000 per annum (paid bi-annually and includes buildings insurance)
Ground Rent: 200 per annum (paid bi-annually)

Huntingdon District Council
Council Tax Band: B

Draft details subject to approval

# Accommodation

**Entrance Hall**
*10' x 5'3" (3.05m x 1.6m).*

**Kitchen/Living/Dining Area**
*20'2" x 11'7" (6.15m x 3.53m).*

**Bedroom One**
*11'5" x 9'7" (3.48m x 2.92m).*

**Bedroom Two**
*11'5" x 8'3" (3.48m x 2.51m).*

**Bedroom Three**
*8'3" x 7'5" (2.51m x 2.26m).*

**Bathroom**
*7'10" x 5'6" (2.4m x 1.68m).*

**Utility Room**
*5'10" x 4'5" (1.78m x 1.35m).*

**Allocated Parking Space**







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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Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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