



Apt 27, Anglian House, Huntingdon, PE29 3PD



Guide Price: £160,000 - £170,000

Leasehold

Ambury Road South, Huntingdon, PE29 3PD

- Well Presented Apartment
- No Onward Chain
- Two Double Bedrooms
- En-Suite to Principal Bedroom
- Open Plan/Living/Dining Area
- Secure Fob Entry
- Allocated Parking
- Close to Train Station
- Leasehold
- Energy Rating: C/76

Located in the heart of the centre of Huntingdon, this apartment is located in walking distance of all local shops, schools and local amenities. The train station is only a five minute walk away, and commuter links to the A1 and A14 are a short drive away.

The property comprises an entrance hall, an open-plan kitchen/living and dining area, and two double bedrooms. The main bedroom benefits from an en-suite shower room, while there is also a separate main bathroom. The kitchen is fully fitted with integrated appliances. Each room benefits from large windows, creating a bright and airy feel throughout the property.

Externally, there is allocated parking at the property and secure key fob entry with intercom.

Lease Term: 125 years from 1st October 2015

Term Remaining: Approx 114 years

Service Charge: £2,083 per annum

Ground Rent: £250 per annum

Lease, ground rent and maintenance details have been provided by the seller. Their accuracy can't be guaranteed. Should you proceed with the purchase of this property, lease details must be verified by your solicitor.

Huntingdon District Council

Council Tax Band: B

Draft details subject to approval.



Accommodation

Entrance Hall

24'8" x 3'7" (7.52m x 1.1m).

Kitchen/Living/Dining Area

22'1" x 15'1" (6.73m x 4.6m).

Bedroom One

11' x 8'2" (3.35m x 2.5m).



En-Suite

7'10" x 4'1" (2.4m x 1.24m).

Bedroom Two

11' x 9'11" (3.35m x 3.02m).

Bathroom

7'9" x 5'7" (2.36m x 1.7m).

Allocated Parking



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.



Thomas Morris

59 High Street, Huntingdon, Cambridgeshire,
PE29 3DN

T: 01480 414555

enquiries.huntingdon@thomasmorris.co.uk

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Disclaimer

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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