



Apartment, 33 Park Square, Brookside, PE29 1HX





Asking Price: £190,000

Leasehold

Park Square, Brookside, PE29 1HX

- Well Presented First Floor Apartment
- Perfect Investment or First Time Buy
- Two Bedrooms
- En-Suite to Bedroom One
- Open Plan Living/Kitchen Area
- Allocated Parking and Communal Gardens
- Walking Distance to Train Station
- Easy Access to Road Links
- Leasehold
- Energy Rating: B/84

The property features two generous bedrooms, with the principal bedroom benefiting from built-in storage and a private en-suite shower room. There is also a generous family bathroom.

At the heart of the property is a bright and spacious open-plan living and kitchen area, providing an excellent space for both relaxing and entertaining. The kitchen offers a practical layout with ample room for dining and everyday living.

Externally, the property benefits from off-road parking, while its convenient location provides easy access to Huntingdon town centre, local amenities, shops, restaurants and transport links.

An ideal property for first-time buyers, professionals, couples or investors, combining generous living accommodation with a convenient town-centre location.

Service Charge: £2100 per annum

Ground Rent: £250 per annum

Lease Term: 125 years from 01/01/2014

Term Remaining: Approx 112 years

Huntingdon District Council

Council Tax Band: B

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.

Draft details subject to approval

Accommodation

Entrance Hall

11'1" x 5'2" (3.38m x 1.57m).

Open Plan Living/Kitchen Area

21'2" x 20' (6.45m x 6.1m).

Bedroom One

17'2" x 11'2" (5.23m x 3.4m).

En-Suite

9'7" x 5'3" (2.92m x 1.6m).

Bedroom Two

9'7" x 7'3" (2.92m x 2.2m).

Bathroom

8' x 6'7" (2.44m x 2m).

Allocated Parking

Communal Gardens



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.



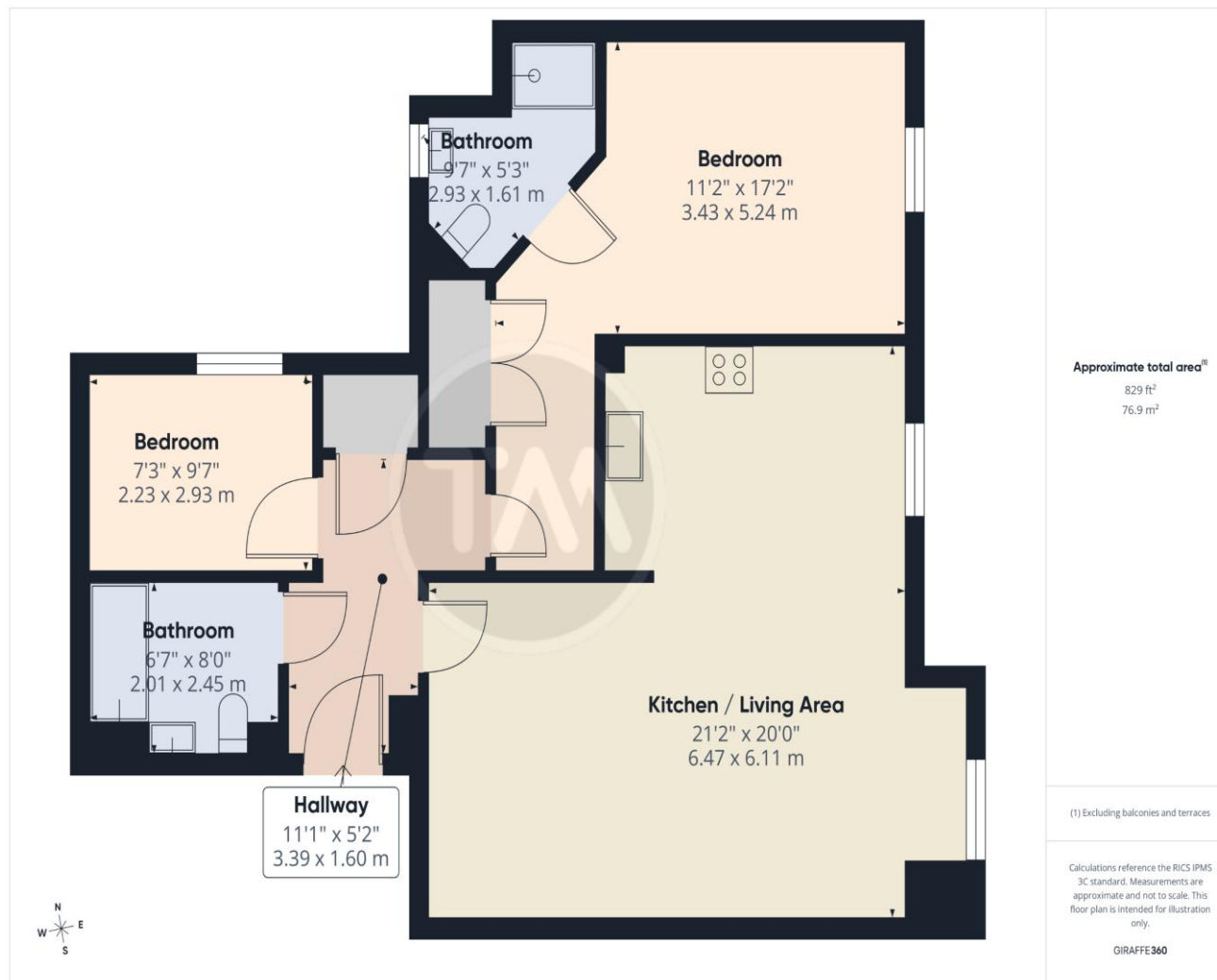
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Disclaimer

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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