THOMAS MORRIS



Flat 7, Huckle Court, Shepherd Drive, Eynesbury, PE19 2GB

Offers Over: £195,000

- Access to Marina & River Walks
- Ground Floor Spacious Apartment
- Two Bedrooms
- En Suite to Main Bedroom
- Open Plan Living
- Close to Amenities
- No Forward Chain
- Allocated Parking
- Leasehold
- Energy Rating - C/78

Positioned on the ground floor, this spacious two bedroom apartment offers direct marina access for a serene waterside lifestyle. Along with open plan living space, the primary bedroom features an en-suite for added convenience, and a designated parking space guarantees hassle-free arrivals. Presented with no forward chain, this tucked-away gem is perfectly positioned near amenities and convenient access links.

Council Tax Band - C

Huntingdon District Council





Communal Entrance Hallway

Entrance Hallway

Open Plan Living Room/ Kitchen *18'4" x 20'6" (5.6m x 6.25m).*

Bedroom One *11'9" x 10'9" (3.58m x 3.28m).*

En Suite

Bedroom Two *9'11" x 9'5" (3.02m x 2.87m).*

Bathroom

Allocated Parking



Leasehold Information
Lease Length: 127 Years .
Ground rent: £125 Per Annum
Service charge: £2,581 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.

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 including 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
4-6 Market Square, St. Neots, Cambridgeshire, PE19 2AW
T: 01480 403020
enquiriessn@thomasmorris.co.uk
Visit all our properties at **thomasmorris.co.uk**

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.

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.

Thomas Morris is a trading name, independently owned and operated under licence from LSLi Limited, by AIG (SLB) Ltd (company number 14716652), registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire, United Kingdom, M33 3SD.