Flat 2, 2 Cromwell Walk, Huntingdon, PE29 3HN

THOMAS MORRIS

Offers Over: £70,000

Leasehold

Cromwell Walk, Huntingdon, PE29 3HN

- Recently Refurbished
- First Floor Flat
- One/Two Bedrooms
- Dining Room/Bedroom Two/Office
- Close to Amenities
- Walking Distance to Train Station and Town Centre
- Easy Access to Road Links
- Rental Figure: Approx £750pcm
- Leasehold
- Energy Rating: D/57

Offered with no onward chain, this well placed property is a perfect investment opportunity or first time purchase that must be viewed to be fully appreciated.

The accommodation comprises; porch, landing area, a well-appointed bedroom, a modern bathroom, newly fitted kitchen, spacious living room and the versatility of a second bedroom or a dining room/study.

The property is just a short walk from Great Northern Street car park where there may be the option to purchase a parking permit.

The location of this property is perfect for easy access to the train station, guided bus route and has an array of local shops and amenities just a short walk away. There is also a park nearby which offers green space to sit and enjoy.

Lease Term: 999 years from 4 February 1988
Term Remaining: Approx 959 years
Service Charge: peppercorn ground rent, as the lease states that leaseholders from Flats 1 and 2, 2 Cromwell Walk share the cost of repair to the building, so there is no set charge.

The lease and service charge details have been provided by the seller. Their accuracy cannot be guaranteed. Should you proceed with a purchase of this property, lease details must be verified by your solicitor.

Accommodation

Entrance
4'2" x 5'8" (1.27m x 1.73m).

Landing
13'7" x 2'7" (4.14m x 0.79m).

Bedroom One
7'11" x 14'3" (2.41m x 4.34m).

Kitchen
4'10" x 6'7" (1.47m x 2m).

Lounge/Diner
12' x 11'8" (3.66m x 3.56m).

Bedroom Two/Dining Room/Office
8'3" x 6' (2.51m x 1.83m).

Bathroom
4'8" x 8'5" (1.42m x 2.57m).

Huntingdon District Council
Council Tax Band: A

Disclaimer: Images may include AI-generated virtual staging for illustrative purposes only

Draft details subject to approval

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.

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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