



**12c High Street, Huntingdon
Cams PE28 0TD
£269,500 Leasehold**

Situated in sought after village of Spaldwick is this delightful, first floor converted apartment presented in good order throughout. Offering fantastic road links to the A14 giving direct access to all major routes making this an ideal purchase to the keen commuter. Boasting two good size bedrooms, modern shower room, modern kitchen with fitted appliances, good size living room, rear courtyard style rear garden and one allocated off road parking space. An ideal first time purchase or bolt-hole. Viewing advised.

- Sought After Village Location
- Ideal First Time Purchase
 - Modern Throughout
- Good Size Living Room
- Off Road Parking Space
- Fantastic Road Links
- No Work Required
 - Two Bedrooms
- Rear Courtyard Style Rear Garden
- Energy Efficiency Rating - E50



Location

The High Street can be found off Stow Road. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

B

Energy Rating

Energy Efficiency Rating - E50

Certificate number - 0956-2819-7278-9073-5715

Leasehold Information

This property is Leasehold.

We are advised by our Vendor client the property has 99 years remaining on the Lease.

Service & Maintenance Charges

We are advised that the service charges are £168.00 per annum, which covers 1/3 of the buildings insurance.

The cost of the Service Charges are due to be reviewed again in TBC.

All of this information regarding the lease, ground rent, service & maintenance charges will naturally need to be clarified by any potential Purchaser's Solicitors / Conveyancers before committing to legal exchange of contracts.

Ground Rent

We are advised that the ground rent is £100.00 per annum.

The cost of the Ground Rent is due to be reviewed again in TBC

Accommodation

Ground Floor

Hall

First Floor

Landing

Large loft access via loft ladder to loft space.

Living Room 11'8" x 15'4" (3.55m x 4.68m)

Maximum measurement. Gas fired boiler, concealed within open pillar / wall space.

Kitchen 10'0" x 8'10" (3.05m x 2.70m)

Maximum measurement. Fitted appliances to include: Fridge. Freezer. Oven. Combi-oven. Hob. Extractor. Space and plumbing for washing machine.

Bedroom 1 11'8" x 10'10" (3.55m x 3.31m)

Bedroom 2 17'0" x 7'5" (5.19m x 2.25m)

Minimum measurement, plus large door recess and airing cupboard housing hot water cylinder.

Shower Room / WC

Outside

Rear Courtyard Garden

Allocated Off Road Parking Space

Agents Note

If you make arrangements to view and/or offer on this property, Mike Neville Estate Agents will request certain personal and contact information from you in order to provide our most efficient and professional service to both you and our vendor client.

To view our Privacy Policy, please visit www.mike-neville.co.uk/privacy

Money Laundering Regulations 2017

We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).

Floorplans

Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

Disclaimer

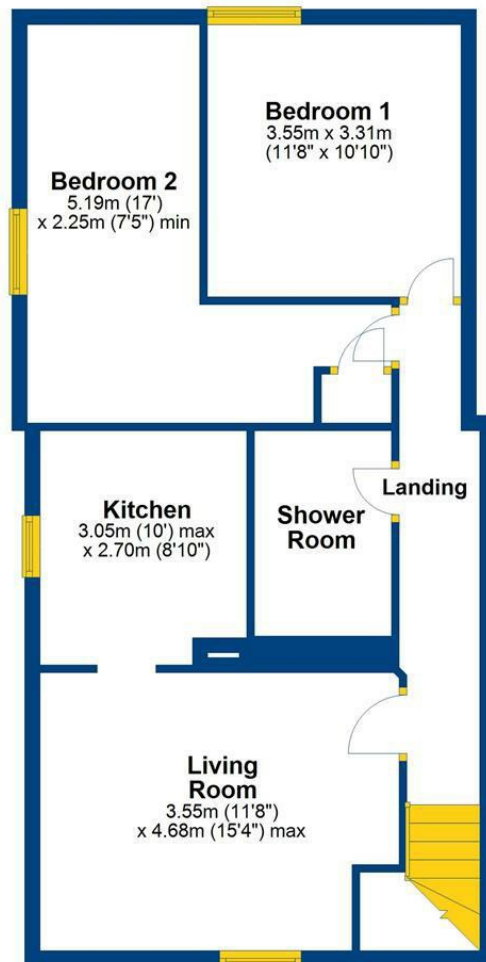
Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.





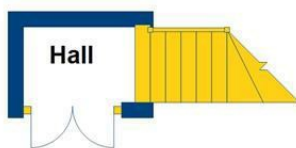
First Floor

Approx. 68.4 sq. metres (736.5 sq. feet)



Ground Floor

Approx. 1.5 sq. metres (15.8 sq. feet)



Total area: approx. 69.9 sq. metres (752.3 sq. feet)



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