



Flat 19, Millfield Court Brampton Road, Huntingdon

£110,000

 **Oliver James**
Property Sales & Lettings



Flat 19

Millfield Court Brampton Road,
Huntingdon

A one bedroom ground floor apartment situated in an over 55's development and within walking distance to the Town Centre. Offered for sale with no forward chain.

Council Tax band: A

Tenure: Leasehold

- Ground floor apartment.
- One Bedroom.
- The Gross Internal Floor Area is approximately 416 sq/ft / 38.7 sq/metres.
- Exclusive development for the over 55's.
- 24 Hour call service & communal lounge.
- Refitted kitchen & shower room.
- Landscaped communal gardens.
- Situated within walking distance of Huntingdon Town Centre / Train Station.
- The property is offered for sale with no forward chain.
- EPC: D.





INTRODUCTION

A one-bedroom apartment, located within the popular Millfield Court development which is an exclusive development of apartments designed specifically for the over 55's. Conveniently situated for the town centre, railway station and bus routes. Other facilities to the development include emergency 24 hour call service, door entry system, fire alarm system, lift, residents lounge, communal laundry area and guest room.

LOCATION

Situated on the outskirts of Huntingdon Town Centre the property provides easy access onto the A14/A1 road network. Schools catering for all age groups, both private and public can be found within a 20 mile radius Huntingdon itself benefits from a variety of independent shops, larger supermarkets and retail outlets. Within cycling distance, Huntingdon Train Station provides access to London Kings Cross in under an hour.

GROSS INTERNAL FLOOR AREA

The Gross Internal Floor Area is approximately 416 sq/ft / 38.7 sq/metres.

ENTRANCE HALL

Dimensions: 9' 8" x 2' 8" (2.94m x 0.81m). Door to the front elevation. Built in cupboard. Water heater.

LOUNGE / DINER

Dimensions: 10' 6" x 18' 0" (3.20m x 5.48m). UPVC sliding door to rear elevation. Electric heater.





KITCHEN

Dimensions: 6' 7" x 6' 6" (2.01m x 1.98m). Fitted with a range of base and wall mounted cupboard units with butchers block effect worksurface over. UPVC window to rear elevation. Fitted electric oven and grill.

Ceramic hob with built in extractor hood over. Space for fridge-freezer. Resin sink and drainer with mixer tap.

BEDROOM

Dimensions: 8' 6" x 6' 2" (2.59m x 1.88m). UPVC window to rear elevation. Built in double wardrobe and bed sider tables.

SHOWER ROOM

Dimensions: 6' 7" x 5' 3" (2.01m x 1.60m). Refitted with a three piece suite comprising double shower cubicle with electric shower over and tiled surrounds, wash hand basin with vanity cupboard under and low level WC. Tiled flooring. Chrome heated towel rail. Extractor fan.

EXTERNAL

Benefiting from being on the ground floor the property has sliding doors which open out into a small patio area. The development is set in beautiful communal grounds with numerous seating areas and flower borders. There is off road parking, subject to availability.

SERVICE CHARGE

The current service charge equates to £2430.24 p/a including buildings insurance, maintenance of the communal areas, site manager and 24 hour care lines.

TENURE

The Tenure of the Property is Leasehold, the term being 125 years from 1 October 1986 - 88 years remaining, the current ground rent being £317.66 p/a.





COUNCIL TAX

The Council Tax Band for the Property is A.

REAR GARDEN

Benefiting from being on the ground floor the property has sliding doors which open out into a small patio area. The development is set in beautiful communal grounds with numerous seating areas and flower borders.

OFF ROAD

1 Parking Space

There is off road parking, subject to availability.

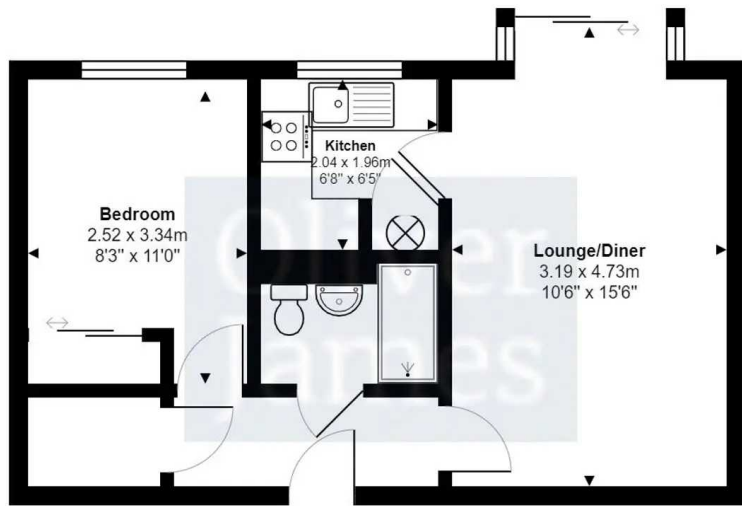
AGENTS NOTES

These particulars whilst believed to be correct at time of publishing should be used as a guide only. The measurements taken are approximate and supplied as a general guidance to the dimensions, exact measurements should be taken before any furniture or fixtures are purchased. Please note that Oliver James Property Sales and Lettings has not tested the services or any of the appliances at the property and as such we recommend that any interested parties arrange their own survey prior to completing a purchase.

MONEY LAUNDERING REGULATIONS

In order to progress a sale, Oliver James will require proof of identity, address and finance. This can be provided by means of passport or photo driving licence along with a current utility bill or Inland Revenue correspondence. This is necessary for each party in joint purchases and is required by Oliver James to satisfy laws on Money Laundering.





Total Area: 38.7 m² ... 416 ft²

All measurements are approximate and for display purposes only





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