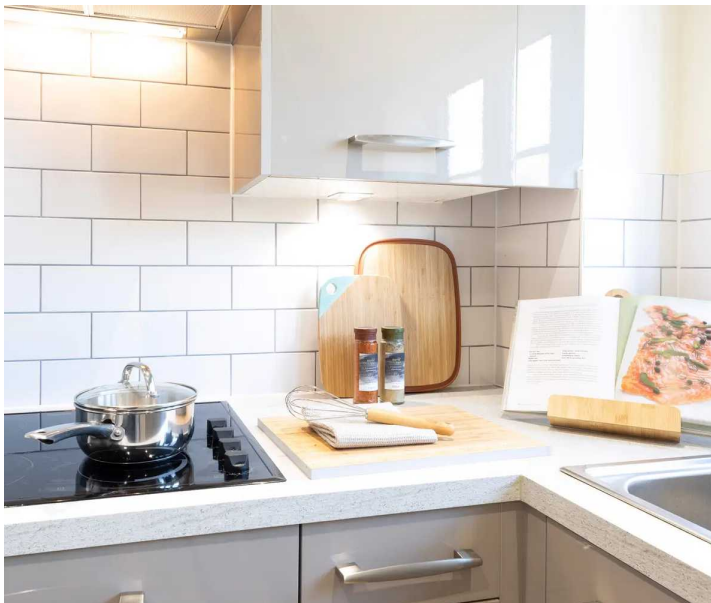




**Apt 10, Moorhouse Lodge Edison Bell Way, Huntingdon**

**£215,000**

 **Oliver James**  
Property Sales & Lettings



## Apartment 10

Moorhouse Lodge Edison Bell Way,  
Huntingdon

Situated within a prominent location within central Huntingdon, this one bedroom retirement apartment benefits from being within walking distance to Huntingdon Town Centre and local amenities.

Council Tax band: B

Tenure: Leasehold

- One Bedroom Retirement Apartment.
- Town Centre Location - Walking Distance to Amenities.
- Camera Entry System and Intruder Alarm system.
- Communal Owners' Lounge with Coffee Bar.
- 24 hour Careline Support System.
- Fully Fitted Kitchen with Washing machine and Fridge and Freezer.
- Beautiful Landscaped Communal Grounds.
- Built by Renowned Developer Churchill Retirement Living.
- On-site Lodge Manager & Lift to All Floors.
- EPC: B.



## INTRODUCTION

A fantastically presented one bedroom ground floor apartment set within beautiful landscaped grounds and located on Edison Bell Way in Huntingdon. The development's stunning Owners' Lounge with Coffee Bar, leads directly out into a patio area with landscaped gardens; both providing the perfect setting for enjoying one of the many lifestyle events with fellow Owners, or for quietly relaxing with a good book. Furthermore, the Guest Suite offers the perfect retreat for visiting family and friends.

## LOCATION

Situated in Central Huntingdon which provides easy access onto the A14/A1 road networks. Within walking distance to Huntingdon Train Station provides access to London Kings Cross in under an hour. Huntingdon itself benefits from a variety of independent shops, larger supermarkets and retail outlets.

## GROSS INTERNAL FLOOR AREA

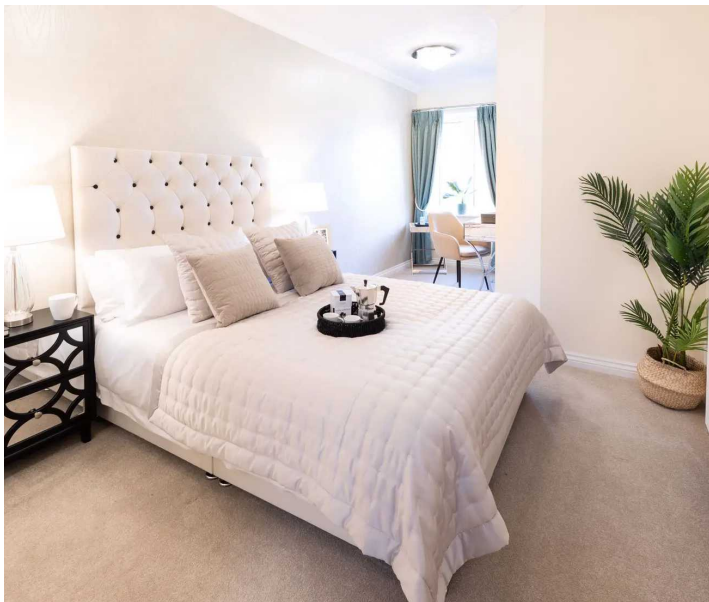
The Gross Internal Floor Area is approximately 501 sq/ft / 46 sq/metres.

## ENTRANCE HALL

Door to front elevation. Built in cupboard. Alarm system.

## KITCHEN

Dimensions: 7' 11" x 7' 7" (2.41m x 2.31m). Fitted with a range of base and wall mounted contemporary gloss cupboard units with a marble effect worksurface over. Integrated eye level electric oven and grill, 4 ring induction hob with extractor hood over. Integrated washer/drier. Integrated under counter fridge and freezer. Stainless steel sink and drainer. Tiled surrounds. Electric heater. Vinyl wood effect flooring. UPVC window to rear elevation.





#### **BATHROOM**

Dimensions: 6' 8" x 5' 5" (2.03m x 1.65m). Fitted with a three piece suite comprising of double shower cubicle. Tiled surrounds. Wash hand basin with vanity cupboard. Low level WC. Chrome heated towel rail. Extractor fan. Vinyl flooring.

#### **LIVING / DINING ROOM**

Dimensions: 22' 11" x 10' 3" (6.98m x 3.12m). UPVC door to rear elevation. UPVC window to rear elevation. Electric heater. Electric feature fireplace with stone surround.

#### **BEDROOM**

UPVC window to rear elevation. Built in double wardrobes. Electric heater.

#### **SERVICE CHARGE**

The Current Service Charge is £2334.46 P/A.

#### **SAFETY & SECURITY**

The fully furnished Guest Suite provides an ideal space for your family and friends to stay over when visiting, while a lift to all floors is installed for your convenience. This apartment comes complete with a 24 hour emergency Careline system, while a camera entry system is installed as standard, so you can feel safe and secure in your retirement. Intruder alarms and fire alarm systems are fitted throughout the Lodge, while a Lodge Manager is on hand to assist you with anything else you might need.

#### **TENURE**

The Tenure of the Property is Leasehold, the term running from 2017 for 125 years, the ground rent being £575 p/a

#### **COUNCIL TAX**

The Council Tax Band for the Property is B.





#### **AGENTS NOTES**

These particulars whilst believed to be correct at time of publishing should be used as a guide only. Any electrical items other than those used for heating, lighting or cooking are provided on the understanding that the Landlord will not be held liable for their repair or replacement should they breakdown unless otherwise agreed.

#### **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.



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Approximate total area<sup>(1)</sup>

501.68 ft<sup>2</sup>  
46.61 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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