



Apt 43, Anglian House, Ambury Road South

In Excess of **£160,000**



Apartment 43

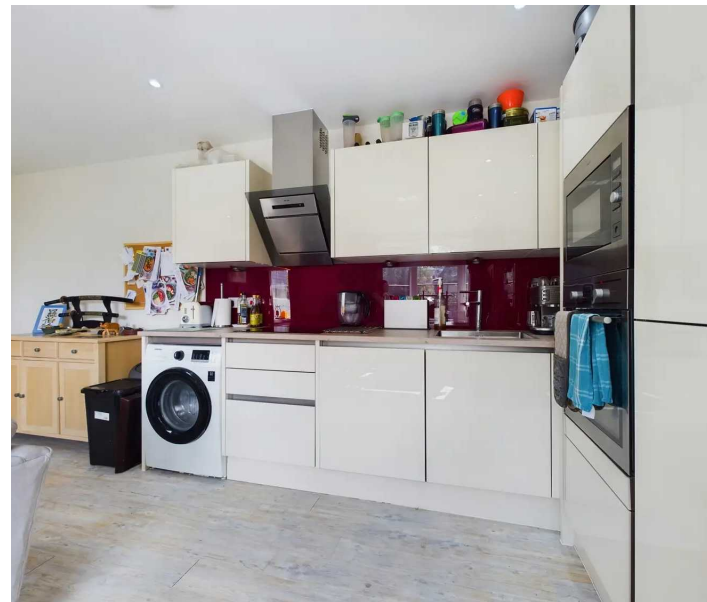
Anglian House, Huntingdon

A generously sized, light and airy, one bedroom apartment of 655 sq/ft / 60 sq/metres situated in a town centre location, offered for sale with no forward chain.

Council Tax band: A

Tenure: Leasehold

- Large first floor apartment.
- One double bedroom.
- The Gross Internal Floor Area is approximately 655 sq/ft / 60 sq/metres.
- A well appointed apartment with lovely large windows and well fitted fixtures.
- One secure, allocated, parking space.
- Communal gardens and internal lift to all floors.
- Fully integrated kitchen appliances.
- Situated just a minutes walk to Huntingdon High Street & amenities.
- The Property is sold with No Forward Chain.
- EPC: C.





INTRODUCTION

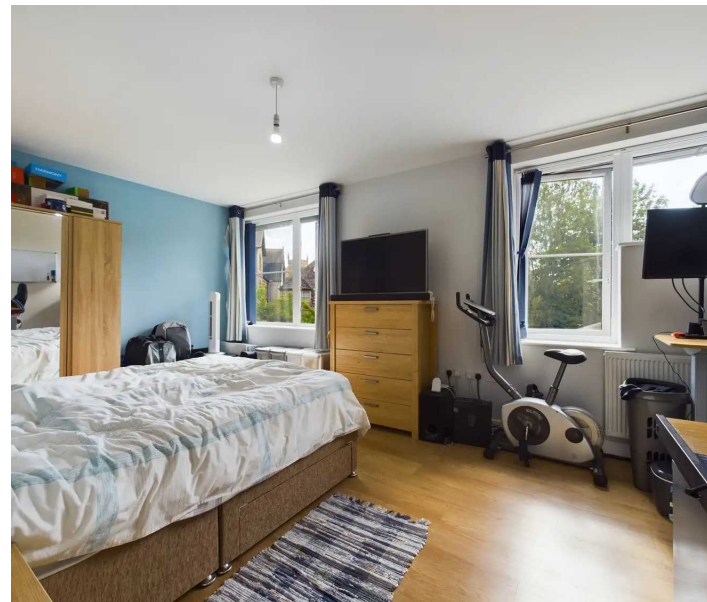
A spacious first floor apartment, situated within this pleasant town centre complex benefiting from the convenience of the local amenities on your doorstep. The property presents well with a large main living / kitchen space with two windows letting plenty of light in with space for a dining table as well. A feature of the property is the large bedroom which has space for either a dressing area or working from home, with the main bathroom located adjacent which has a separate shower cubicle as well as a bath and is fitted with a range of contemporary tiling and surrounds.

LOCATION

Situated within 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 walking 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 655 sq/ft / 60 sq/metres.



ENTRANCE HALL

Contemporary wood effect flooring. Phone entry door system. Cupboard housing the heating system.



KITCHEN / DINING / LIVING AREA

18' 1" x 14' 10" (5.51m x 4.52m)

Fitted with a range of white high gloss wall and base mounted cupboard units with contemporary splashback and wood effect worksurface. Two large UPVC windows to rear elevation. Fitted with a range of integrated appliances including dishwasher, washer/dryer, fridge/freezer, electric oven and grill, four ring ceramic hob with extractor hood over and integrated microwave. Two radiators. Wood effect flooring. Downlights.

BEDROOM

19' 4" x 10' 10" (5.89m x 3.3m)

Two large UPVC windows to rear elevation. Radiator. Wood effect flooring.

BATHROOM

5' 9" x 13' 8" (1.75m x 4.17m)

Fitted with a four piece suite comprising panelled bath with mixer shower attachment, tiled surrounds and shower screen, low level WC, pedestal wash hand basin and shower cubicle with tiled surrounds and shower over. Obscure UPVC window to rear elevation. Chrome heated towel rail. Tiled surrounds. Extractor fan. Downlights.

TENURE

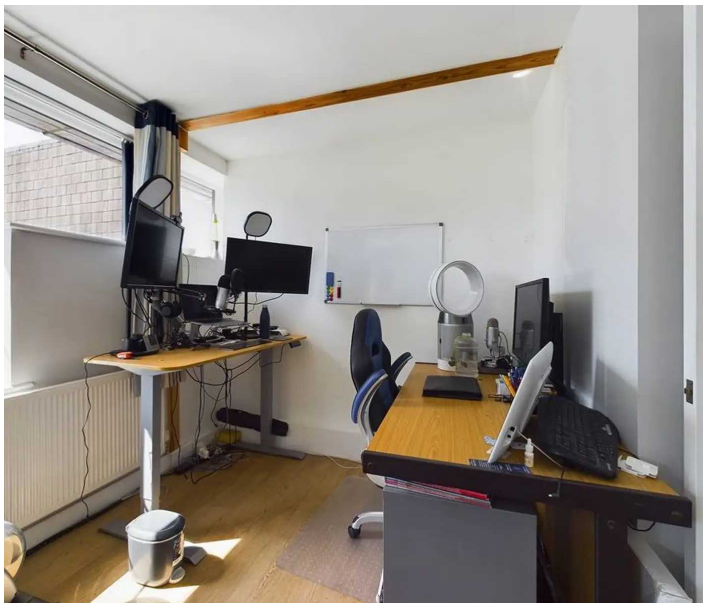
The Tenure of the Property is Leasehold, the lease being for 125 Years From 1 October 2015 with 117 years remaining, the ground rent being £250 per annum.

SERVICE CHARGE

The service charge for the apartment block is £1572 p/a.

COUNCIL TAX

The Council Tax Band for the Property is A.





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.





Oliver
James



Approximate total area⁽¹⁾

655.61 ft²
60.91 m²

(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.

GIRAFFE360



Oliver James Property Sales & Lettings

Oliver James Property Sales & Lettings, 1 George Street - PE29 3AD

01480 458762

enquiries@ojproperty.co.uk

www.ojproperty.co.uk

 **Oliver James**
Property Sales & Lettings