



30a Temple Close, Huntingdon

£400,000

 **Oliver James**
Property Sales & Lettings



30a Temple Close

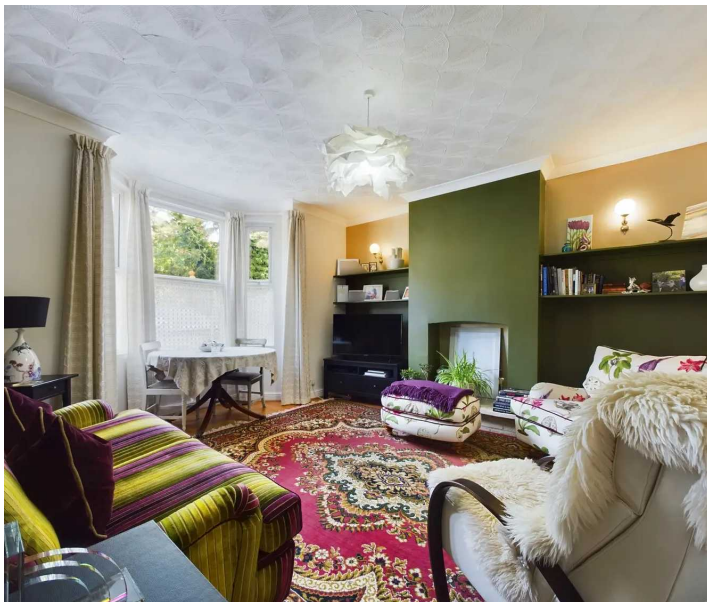
Huntingdon

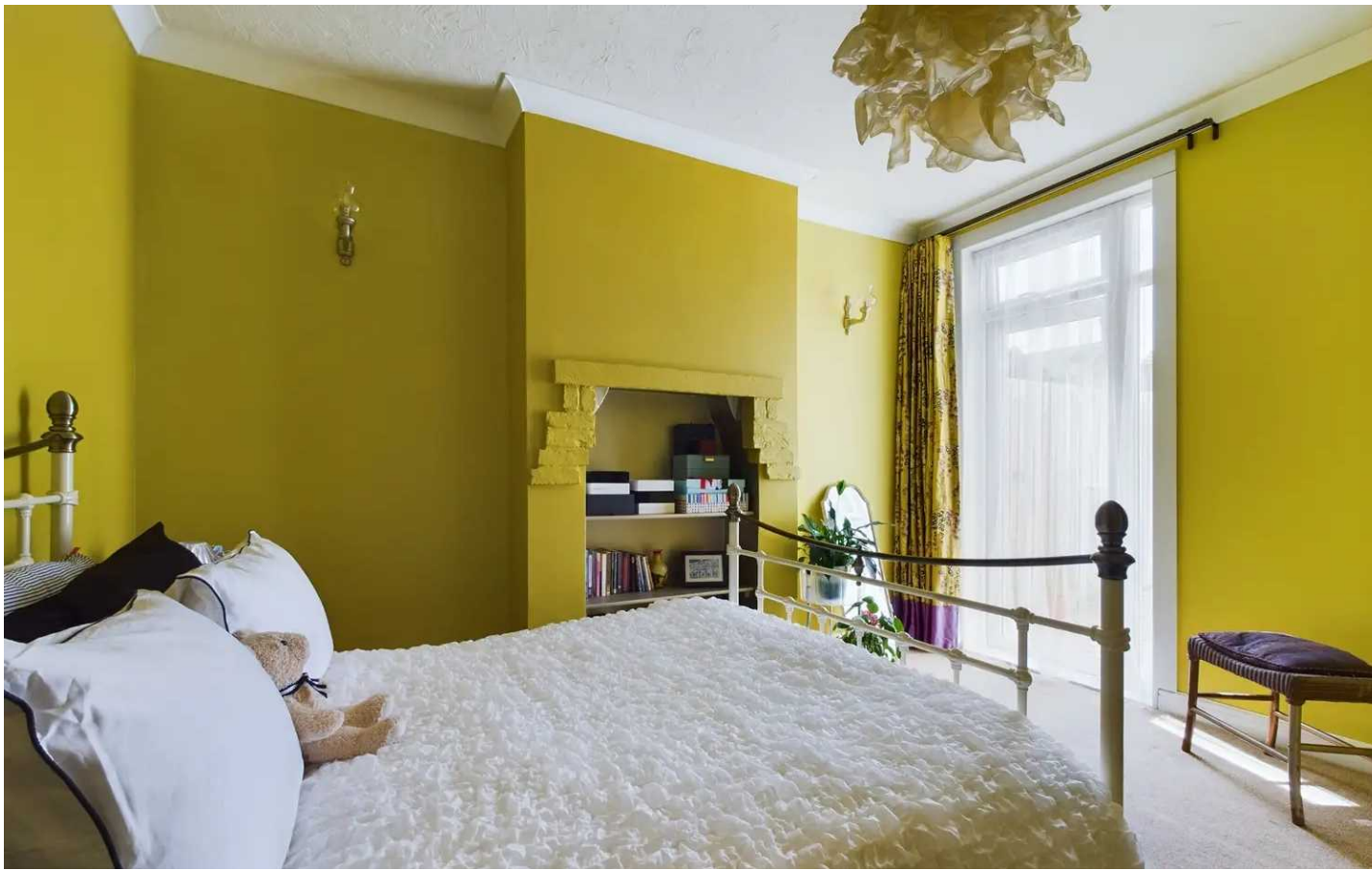
A unique opportunity to acquire two two bedroom apartments sold as a rental investment with the current tenants in situ. Ideally located on the outskirts of the town centre.

Council Tax band: B

Tenure: Freehold

- Unique investment opportunity.
- Two two bedroom apartments.
- The Ground Floor Gross Internal Floor Area is approximately 647 sq/ft / 60 sq/metres.
- The First Floor Gross Internal Floor Area is approximately 517 sq/ft / 48 sq/metres.
- Sold as a going concern rented on assured shorthold tenancy agreements.
- Off road parking for both apartments.
- Situated in the idyllic older part of Huntingdon.
- The ground floor apartment benefits from a rear garden.
- Approximately 15 minute walks to Huntingdon Train Station.
- EPC: TBC.



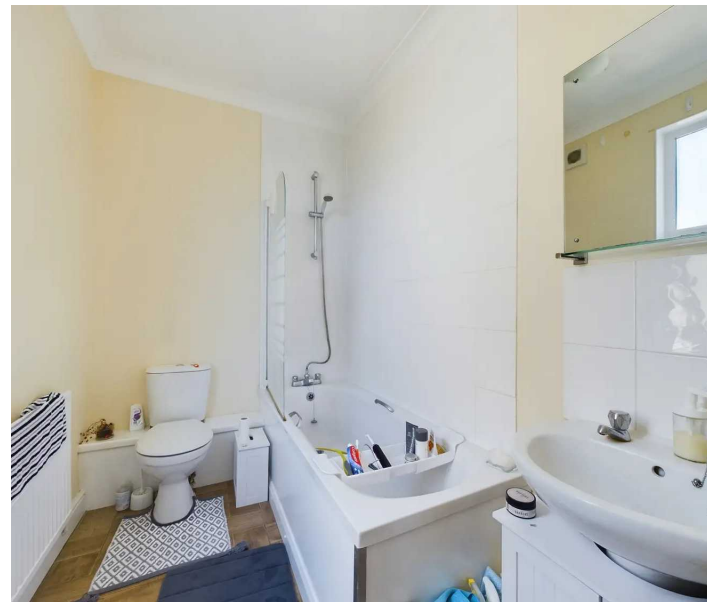
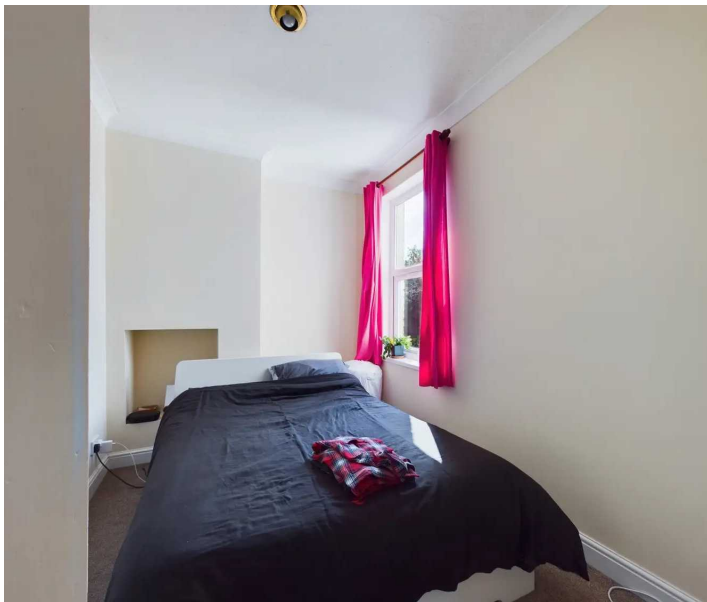


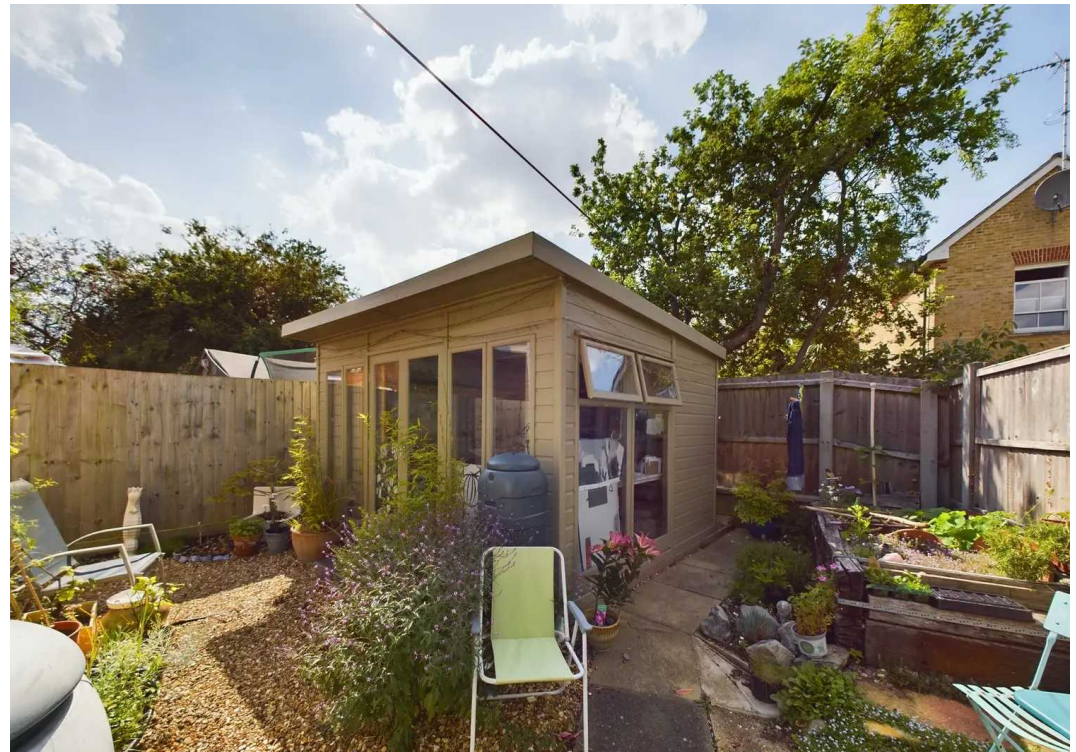
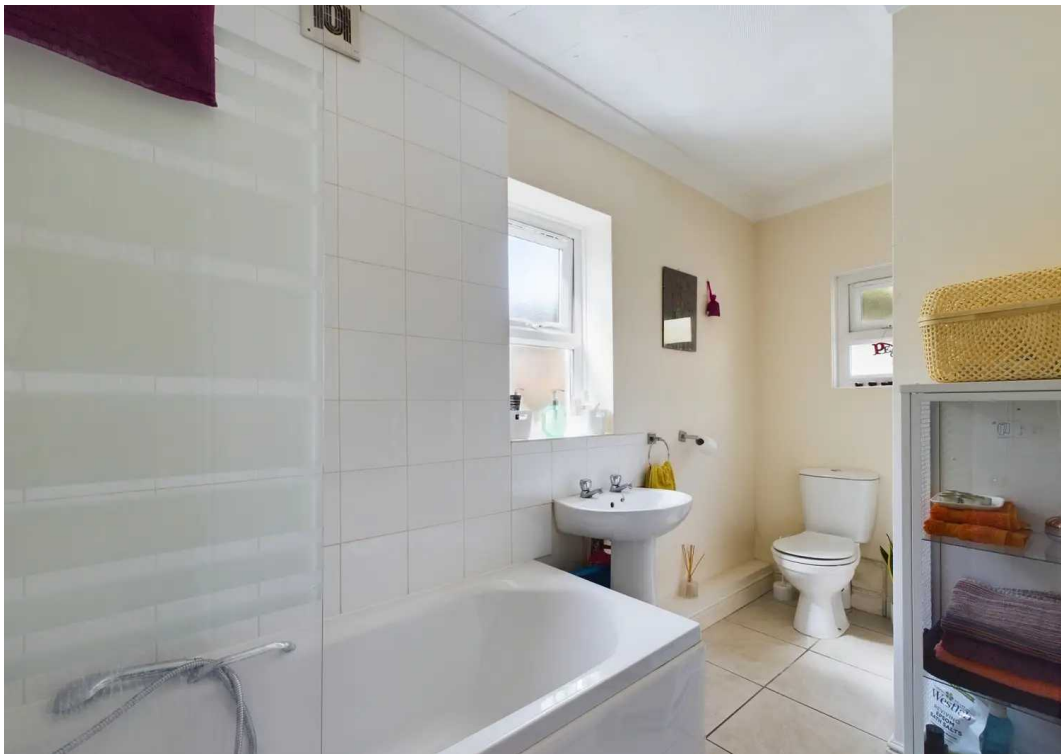
INTRODUCTION

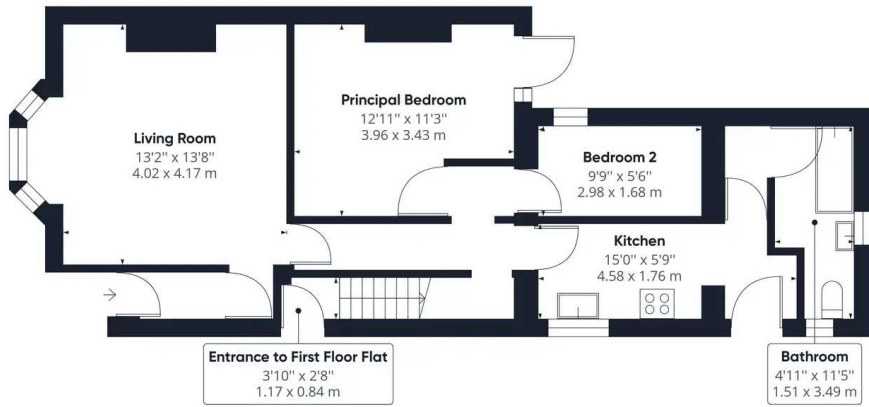
A unique opportunity to purchase two two bedroom apartments with parking and a garden to the rear floor apartment, situated within the older part of Huntingdon just a moments walk from Huntingdon Town Centre. Both apartments are currently under the same ownership and rented under shorthold tenancy agreements to long term tenants, and are sold as a going concern with the tenants in situ. The ground floor apartment is spacious with a larger reception room, two bedrooms kitchen and bathroom to the rear with access into the garden and parking to front. The first floor apartment has its own entrance to the side, a large living room to the front with access to the kitchen, a good size bathroom and two double bedrooms with parking to the side.

LOCATION

Situated in the older part of central Huntingdon, this opportunity is situated in a location that 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.







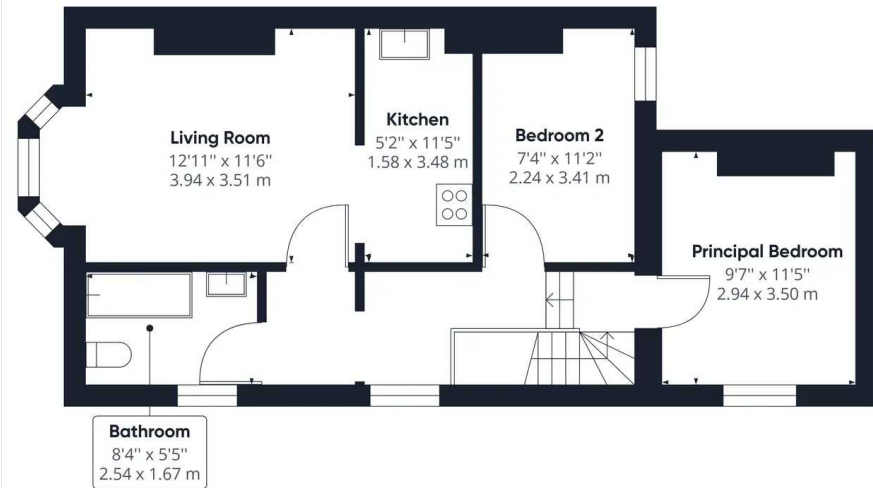
Approximate total area⁽¹⁾
647.83 ft²
60.19 m²

(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.

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Ground Floor



Approximate total area⁽¹⁾
517.74 ft²
48.10 m²

(1) Excluding balconies and terraces

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Floor 1