



1 College House Grammar School Walk, Huntingdon  
£145,000

 **Oliver James**  
Property Sales & Lettings



# 1 College House Grammar School Walk

Huntingdon, Huntingdon

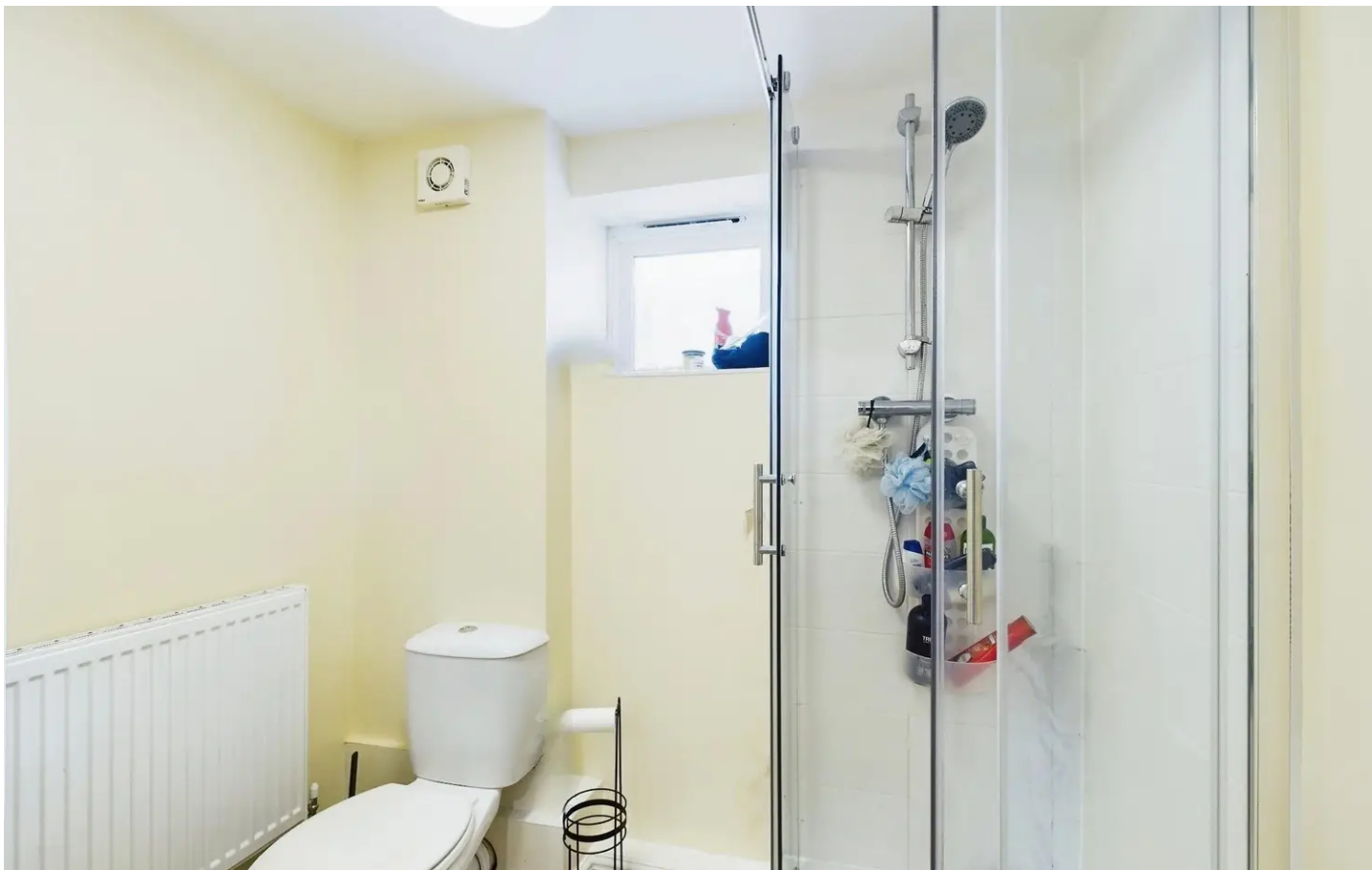
A spacious studio apartment situated in this elegant conversion, ideally located in the town centre, benefiting from an allocated parking space.

Council Tax band: A

Tenure: Leasehold

- Spacious studio apartment.
- Ground floor.
- The Gross Internal Floor Area is approximately 403 sq.ft. / 37 sq.metres.
- Allocated parking space.
- Ideal town centre location close to amenities and the train station.
- Gas fired central heating boiler, installed 2023.
- Light & airy kitchen with vaulted ceiling.
- A potential turn key rental investment with tenant in situ.
- The Property is sold with no forward chain.
- EPC: C.





## INTRODUCTION

A spacious, ground floor, studio apartment situated within central Huntingdon benefiting from an allocated parking space. Ideally located adjacent to the Town Centre with a large array of shops, bars and restaurants as well as just a 7 minute walk to the Train Station with fast lines into Kings Cross in under 50 minutes. The property is currently tenanted at £675 pcm and could easily be a turn key rental investment or a first time purchase. The building was sympathetically converted in 2015 to a range of different sized flats with the features of the building still maintained in the form of high ceilings, sash and bay windows and some vaulted ceilings throughout.

**EPC Rating: C**

## LOCATION

Situated in the sought after area of Huntingdon, the property is located within Huntingdon Town Centre providing easy and quick access onto the major road networks giving access in all directions. 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.

