



Flat 4, 19 High Street, Huntingdon  
£85,000



## Flat 4

19 High Street, Huntingdon

A character filled apartment sited in central Huntingdon offered with the benefit of a long lease and no forward chain.

Council Tax band: A

Tenure: Leasehold

- Second floor, character filled, apartment.
- One bedroom.
- Less than 0.5 mile to Huntingdon Train Station.
- Circa 301 sq/ft of living accommodation.
- Grade II listed.
- Ideal investment purchase or first time buy.
- On a 999 year lease.
- Sold with no forward chain.
- A Potential Rental Income of £625 pcm.
- EPC: Exempt.





#### **GROSS INTERNAL FLOOR AREA**

The Gross Internal Floor Area is approximately 301 sq.ft / 28 sq.metres.

#### **ENTRANCE HALL**

Internal door into the hallway giving access into the kitchen and living space.

#### **KITCHEN / LIVING AREA**

19' 0" x 9' 7" (5.78m x 2.93m)

A well appointed kitchen with electric oven and hob, space for fridge-freezer and plumbing for washing machine. Room for sofa and TV with double doors into the bedroom.

#### **BEDROOM**

10' 5" x 9' 7" (3.17m x 2.91m)

A double bedroom with access to the shower room and sash window to the rear.

#### **SHOWER ROOM**

Fitted with shower cubicle, low level WC and wash hand basin.

#### **SERVICES**

The Property is heated via electric panel heaters and served via main drainage, water and electricity.

#### **STATUS**

The Property is Grade II listed, the List Entry being 1161632.

#### **TENURE**

The Tenure of the Property is Leasehold, the term being 999 Years From 29 September 1986 with 961 years remaining. The Property owns a share of the Freehold which is transferrable to the new owner. The Ground Rent payable is peppercorn with no review period.

#### **SERVICE CHARGE**

The Service Charge is £50.14 per month.

#### **AGENTS NOTES**

These particulars whilst believed to be correct at time



