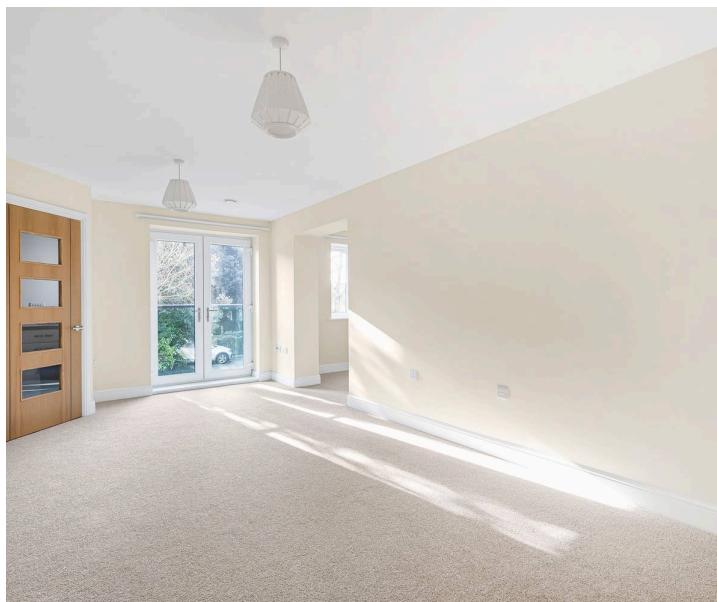




Apt 14, Elm Tree Court, 80 High Street
In Excess of £180,000

 **Oliver James**
Property Sales & Lettings



Apartment 14

Elm Tree Court, Huntingdon

One of the larger one bedroom apartments available within the development, flooded with natural light and offered with no chain.

Council Tax band: B

Tenure: Leasehold

- Exclusive over 60s retirement complex.
- One double bedroom with a dressing area.
- Management team and Careline alarm service available.
- Hobby/tea room situated on the ground floor.
- Newly painted and new carpets throughout.
- A great community with a communal lounge and roof top terrace to enjoy the sun.
- A short stroll away from the Town Centre & amenities.
- Quick and easy access to the A1 / A14 road network.
- The Property is sold with no onward chain.
- EPC: B.



TENURE

The Tenure of the Property is Leasehold, the term being 999 years from 01.01.2016. The current Ground Rent is £425 per annum with the next review date being January 2031.

SERVICE CHARGE

The service charge is currently £3,323.78 per annum (for the financial year ending 30/06/2025). Included within the service charge is a 24-hour emergency call system, on site house manager, cleaning of communal areas, upkeep of communal landscaped areas, sinking fund and buildings insurance.

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. Material Information relating to the property can be viewed by clicking on the brochure tab.

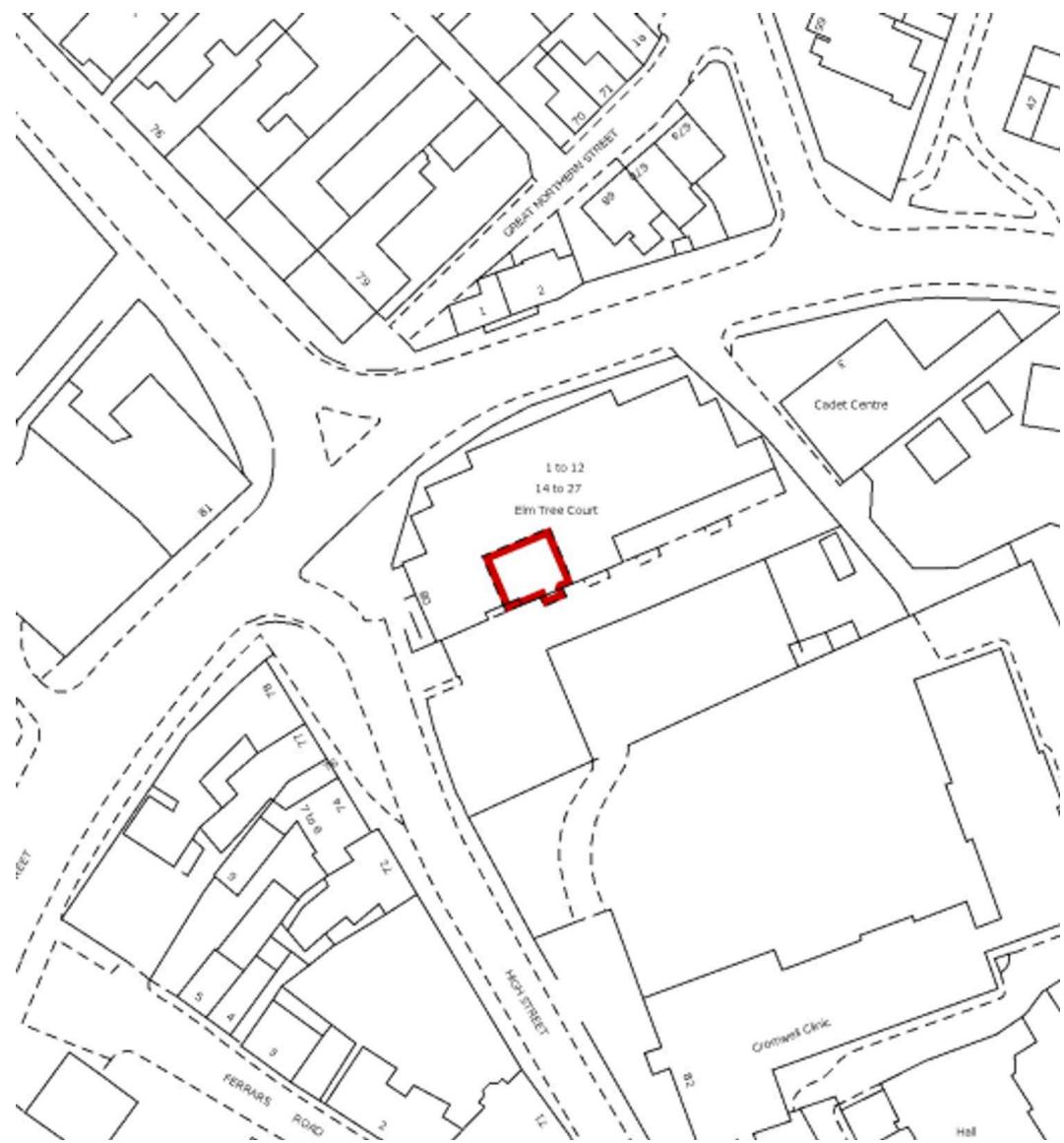
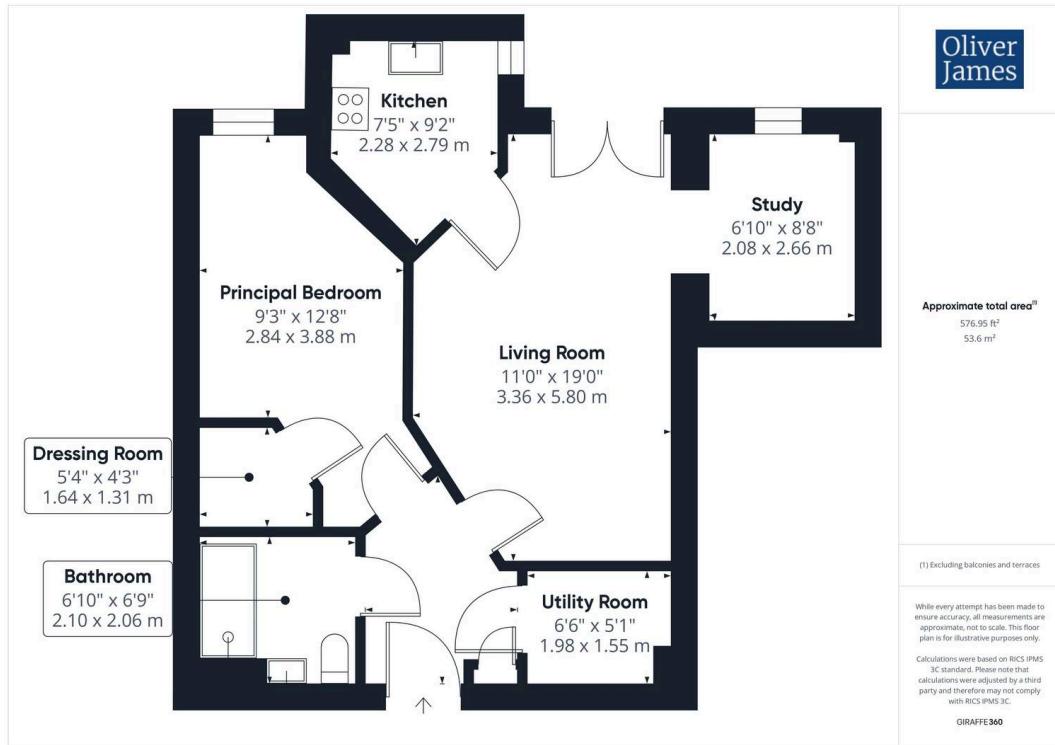
MONEY LAUNDERING REGULATIONS

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	86	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B	87	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	





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