



6 Moorhouse Lodge, Edison Bell Way,
Huntingdon, PE29 3FD

 **THOMAS MORRIS**

Offers in excess of: £175,000

Leasehold

Edison Bell Way, Huntingdon, PE29 3FD

- No Onward Chain
 - One Bedroom
 - Ground Floor Retirement Apartment
 - Churchill Built
 - Lounge/Diner
 - Parking
 - Communal Areas and Gardens
 - Walking Distance to Town
 - 125 Year Lease from 2017
 - Energy Rating: B/84
-

Viewing is highly recommended to fully appreciate the accommodation on offer. Offered for sale with No Onward Chain, is this beautifully presented, light and spacious ground floor Churchill apartment. An on-site lodge manager provides peace of mind for those looking for a property they can lock up and leave or for those looking for some additional help with day to day living. Residents can make the most of the large communal lounge and reception area as well as an established communal garden. There is plenty of parking on site and a guest suite is available for residents' friends and family to make use of.

The apartment itself comprises a well-appointed kitchen with integrated appliances, lounge/diner, one bedroom and shower room. There is provision of a 24-hour careline system to help in case of any medical emergencies and the apartment is in walking distance of the town centre and all its amenities, as well as Huntingdon's mainline station.

Attractive Incentive

Seller is happy to pay for the service charges up until May 2024!

The lease is 125 years from 2017.

Service Charge: £2875.44

Ground Rent: £575.00

Council Tax Band A

Huntingdon District Council

Details subject to approval



Accommodation

Entrance Hall

6'9" x 6'2" (2.06m x 1.88m).

Lounge/Diner

22'10" x 10'4" (6.96m x 3.15m).

Kitchen

7'11" x 7'8" (2.41m x 2.34m).

Bedroom

17'7" x 9'3" (5.36m x 2.82m).

Shower Room

6'9" x 5'6" (2.06m x 1.68m).

Communal Gardens

Communal Lounge

Parking



To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



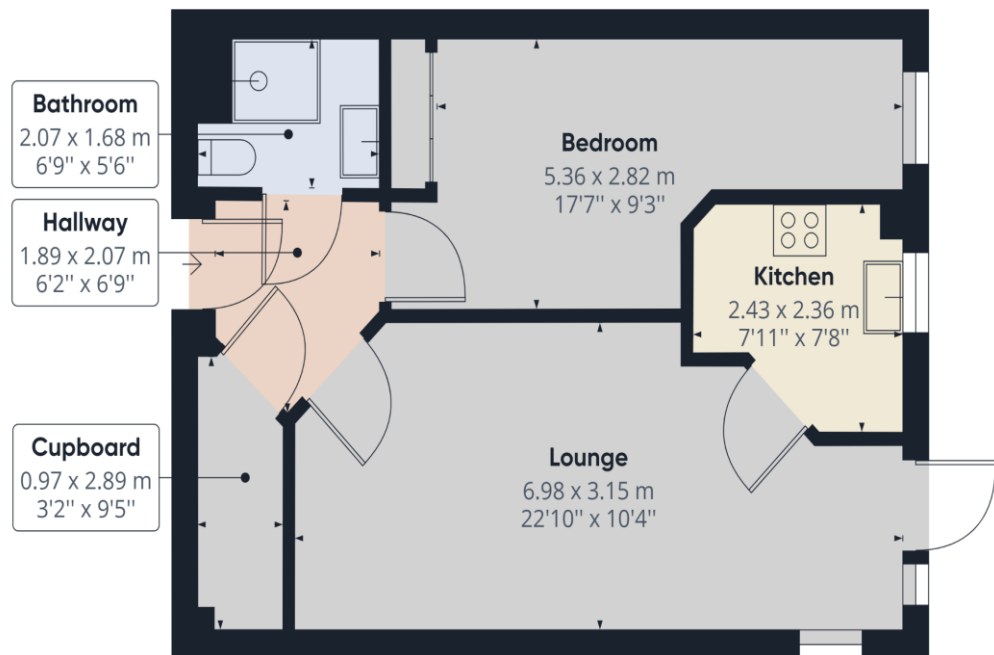
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Approximate total area⁽¹⁾

506.39 ft²
47.05 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

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Thomas Morris.

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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