



Flat 14, Cavendish Court, Crosshall Road,
Eaton Ford, PE19 7SR





Offers Over: £270,000

Leasehold

Crosshall Road, Eaton Ford, PE19 7SR

- Over 55's Community
- Two Bedrooms
- Open Plan Living
- En-suite to Main
- Lift Access
- Manicured Gardens
- Communal Parking
- Close to Town and Riverside
- Leasehold
- Energy Rating - C/72

Ideally located within walking distance of the town centre and riverside park, this two bedroom apartment is in this popular over 55's development and offers open-plan living, an en-suite, and tranquil surroundings. Enjoy scenic views from the Juliette balcony and explore the manicured grounds adorned with fruit trees and seating. With lift access to communal areas including a living room, conservatory, and laundrette, this secure and welcoming community is perfect for a retirement lifestyle.



Leasehold details - 125 years from 01/01/1999

Service Charge - £4503.92 per annum

Ground Rent - £525.37

Council Tax Band - C

Huntingdon District Council

Accommodation

Entrance Hallway

Living Room 15'1" x 10'11" (4.6m x 3.33m).

Kitchen 10'2" x 6'7" (3.1m x 2m).

Bedroom One 14'4" x 10'10" (4.37m x 3.3m).

En-suite

Bedroom Two 10'8" x 7'11" (3.25m x 2.41m).

Bathroom

Outside

Communal Parking and Gardens



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.



Thomas Morris

4-6 Market Square, St. Neots, Cambridgeshire,
PE19 2AW

T: 01480 403020

enquiriessn@thomasmorris.co.uk

Visit all our properties at
thomasmorris.co.uk

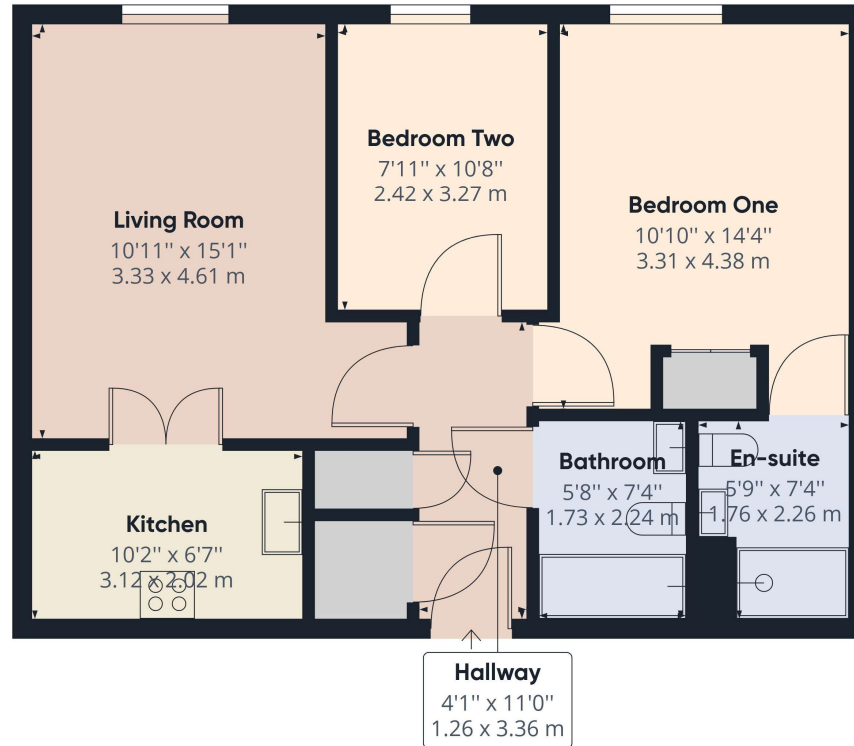
Leasehold Information

Lease Length: 99 Years .

Ground rent: £525 Per Annum

Service charge: £4,504 Per Annum

Every effort has been made to obtain the lease information listed above. The information has been provided to Thomas Morris who make no warranty as to its accuracy or completeness and as such details should be confirmed by a solicitor if a purchase is undertaken.



Approximate total area⁽¹⁾
647.46 ft²
60.15 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.

Thomas Morris is a trading name, independently owned and operated under licence from LSLi Limited, by AIG (SLB) Ltd (company number 14716652), registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire, United Kingdom, M33 3SD.

