



23 Cartwright Close, Alconbury Weald, PE28 4LX



Asking Price: £185,000

Leasehold

Cartwright Close, Alconbury Weald, PE28 4LX

- Spacious Apartment
- Very Well Presented
- Open Plan Living/Dining/Kitchen Area
- One Bedrooms
- Integrated Appliances
- Allocated Parking Space
- Closet to Amenities
- Popular Location
- Leasehold
- Energy Rating: B/82

Spacious accommodation comprises entrance hall, open plan living/kitchen/dining area with balcony, main bedroom and bathroom.

Externally the property has communal bin and bike stores and one allocated parking space. Ideally located for excellent transport links as well as schools and a shop.

There are approximately 122 years remaining on the lease. The annual service charge is approximately £331.92 per annum and ground rent is approximately £770 per annum.

Lease, ground rent and maintenance details have been provided by the seller. Their accuracy can't be guaranteed. Should you proceed with the purchase of this property, lease details must be verified by your solicitor.

Council Tax Band: A  
Huntingdonshire District Council  
Draft details subject to approval.



# Accommodation

## Entrance Hall

11'8" x 3'4" (3.56m x 1.02m).

## Open Plan Living/Dining/Kitchen Area

19'9" x 12'11" (6.02m x 3.94m).

## Bedroom

11' x 9'3" (3.35m x 2.82m).

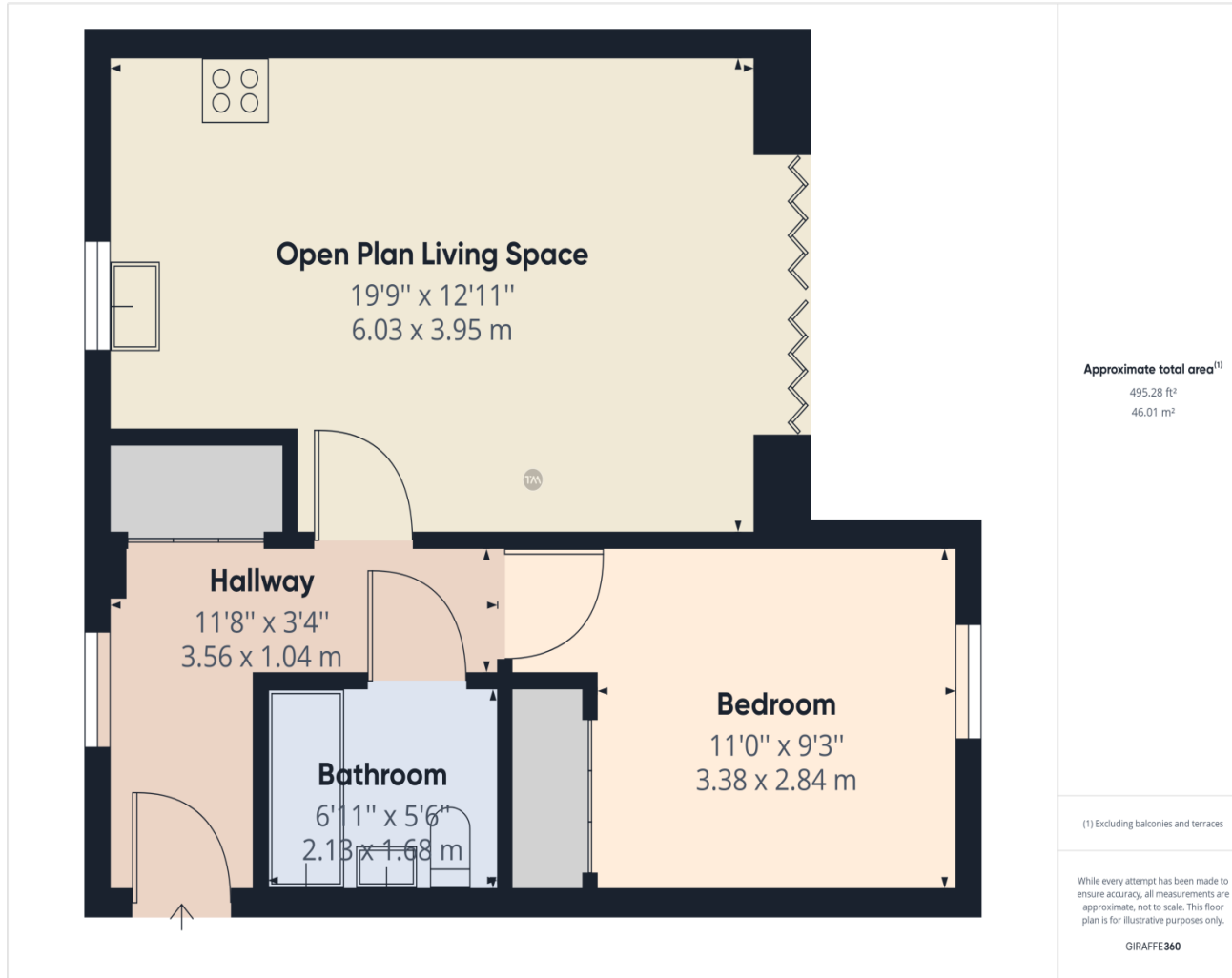
## Bathroom

6'11" x 5'6" (2.1m x 1.68m).

## Allocated Parking Space



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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**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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