



5, George House, 40 Huntingdon Street,  
St. Neots, PE19 1BB

Guide Price: £270,000

Leasehold

Huntingdon Street, St. Neots, PE19 1BB

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- First Floor Apartment
  - Integrated Appliances
  - Ensuite to Main Bedroom
  - Two Bedrooms
  - Dual aspects
  - Immaculately Presented
  - Balcony
  - Allocated Parking Space
  - Leasehold
  - Energy Rating - B/82
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Experience modern living in this spacious two bed apartment located in the heart of St Neots town centre. This beautiful home offers an open-plan kitchen, living, dining space flooded with natural light which leads to a relaxing balcony. Built within the last 5 years, the sleek design provides two double bedrooms, one fit with an en suite, and a family bathroom. The contemporary design is perfect for the first-time buyer or someone looking to downsize. This apartment brings together convenience and style in a sought-after location.

Council Tax Band - B

Huntingdon District Council



# Accommodation

Entrance Hall

Kitchen 13'1" x 5'9" (4m x 1.75m).

Living/Dining Room 22'4" x 13'11" (6.8m x 4.24m).



Bedroom One 13'3" x 9'2" (4.04m x 2.8m).

Ensuite

Bedroom Two 10'3" x 8'4" (3.12m x 2.54m).

Bathroom

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.



## Thomas Morris

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### Leasehold Information

Lease Length: 121 Years

Ground rent: £200 per annum

Service charge: £1200 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.

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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