



38A High Street, Buckden, PE19 5XA



Offers in excess of: £95,000

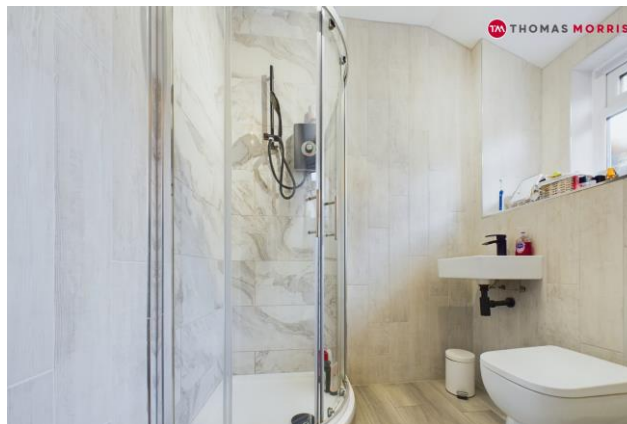
Leasehold

High Street, Buckden, PE19 5XA

- First Floor Studio Apartment
 - Refitted Bathroom
 - Refitted Kitchen
 - Off-Road Parking Space
 - Village Centre Location
 - No Onward Chain
 - Ideal Investment/First Time Buy
 - Easy Access to A1/A14 Road Links
 - Leasehold
 - Energy Rating: C/78
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This well presented studio apartment is on the first floor and based in the heart of Buckden.

The apartment benefits from a newly fitted kitchen and bathroom as well as flooring throughout. The property further benefits from parking and is located within walking distance of the local amenities and the village centre. This is an ideal investment opportunity or first time buy.



Lease: 155 years remaining
Ground rent is £100 per annum
Service charge is £1827.08 per annum (the vendor informs us it includes the gas central heating cost of gas and maintenance)

Some furniture is included in the sale, please ask for further details.

Huntingdon District Council
Council Tax Band A

Draft details subject to approval

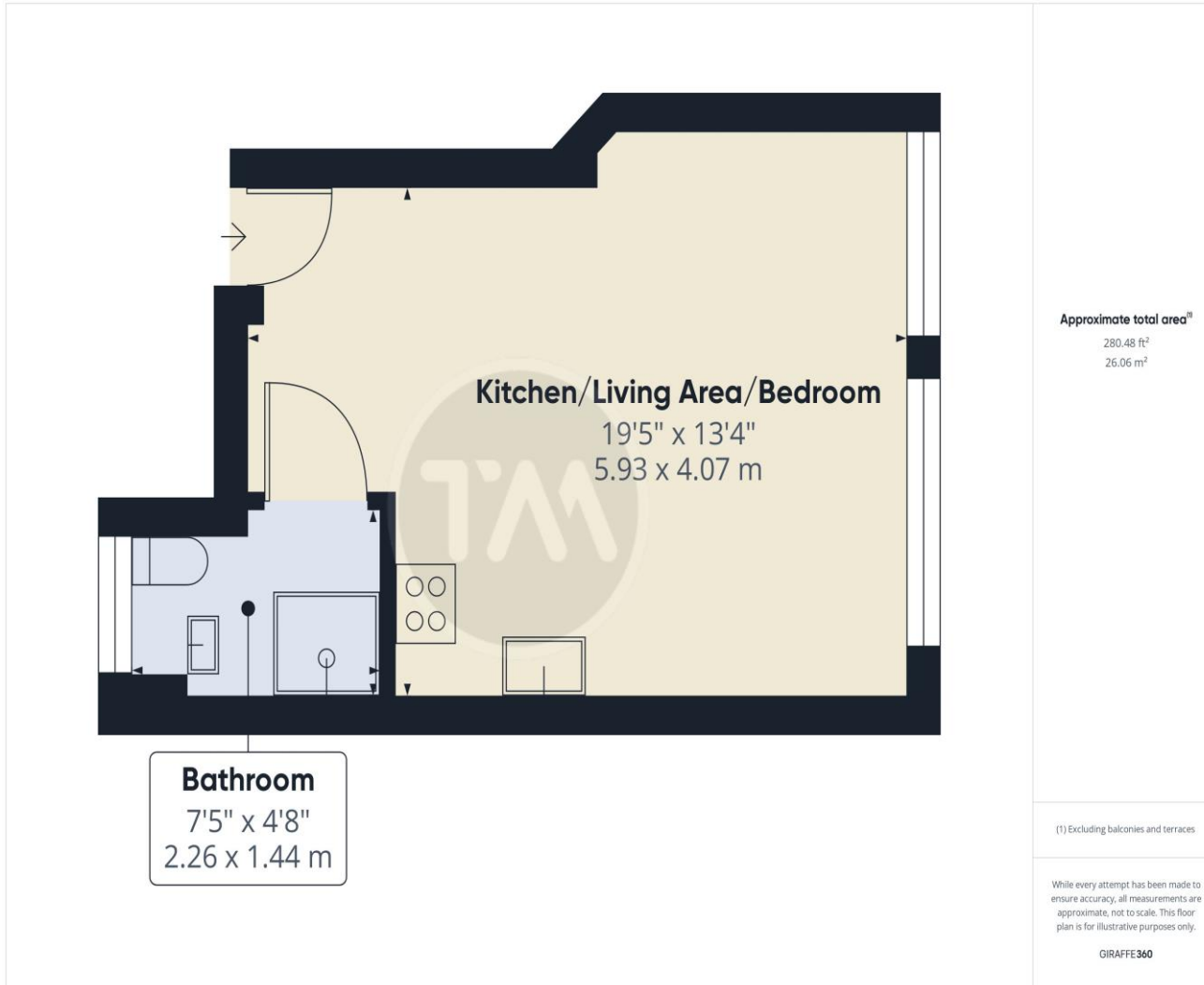
Accommodation

Kitchen/Living Room/Bedroom
19'5" x 13'4" (5.92m x 4.06m).

Bathroom
7'5" x 4'8" (2.26m x 1.42m).



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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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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