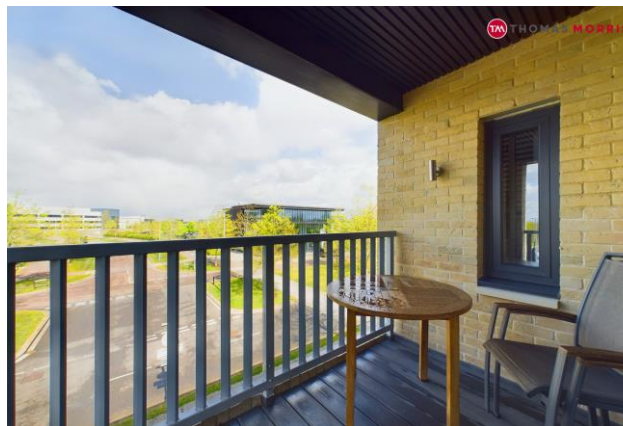




Cartwright Close, Alconbury Weald, PE28 4LX



## Offers in excess of: £230,000 Leasehold

Cartwright Close, Alconbury Weald, PE28 4LX

- Penthouse Apartment
- Hopkins Built
- Open Plan Living
- Two Bedrooms
- Garage and Parking
- Long Lease Remaining
- Exciting New Development
- Close to Amenities
- Leasehold
- Energy Rating: B/84

The spacious accommodation of this well presented apartment comprises entrance hall, open plan living/kitchen/dining area with a balcony, two bedrooms, bathroom and an en-suite to the principal bedroom. Outside, the property has communal bin and bike stores and one allocated parking space in front of the single garage.

The property is ideally located for excellent transport links as well as schools and a shop. There is a communal charge of approximately £362.12pa.

There are approximately 108 years remaining on the lease. The annual service charge is £747.82 and ground rent £125.

Council Tax Band B  
Huntingdon District Council

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.

Draft details subject to approval

# Accommodation

## Entrance Hall

7'9" x 4'10" (2.36m x 1.47m).

## Open Plan Kitchen/Lounge/Diner

19' x 13'9" (5.8m x 4.2m).

## Hallway

13'8" x 3'6" (4.17m x 1.07m).

## Bedroom One

13' x 10'1" (3.96m x 3.07m).

## En-Suite

7'4" x 3'9" (2.24m x 1.14m).

## Bedroom Two

16'1" x 9'6" (4.9m x 2.9m).

## Bathroom

7'2" x 5'6" (2.18m x 1.68m).

## Garage and 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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**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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