



HARVEY ROBINSON

Offers In Excess Of
£180,000
Cromwell Drive
Hinchingsbrooke, PE29 6LA

Harvey Robins on Estate Agents in Huntingdon are delighted to bring to market this Two Double Bedroom, Top Floor Apartment in the highly sought after location of Hinchingsbrooke. In brief, this spacious, modern apartment comprises entrance hall, 15ft lounge/diner with French doors leading to a personal balcony, spacious separate kitchen/breakfast room, two double bedrooms with the master having it's own ensuite shower room as well as a family bathroom. Outside, you will find allocated parking & visitor parking to the rear.

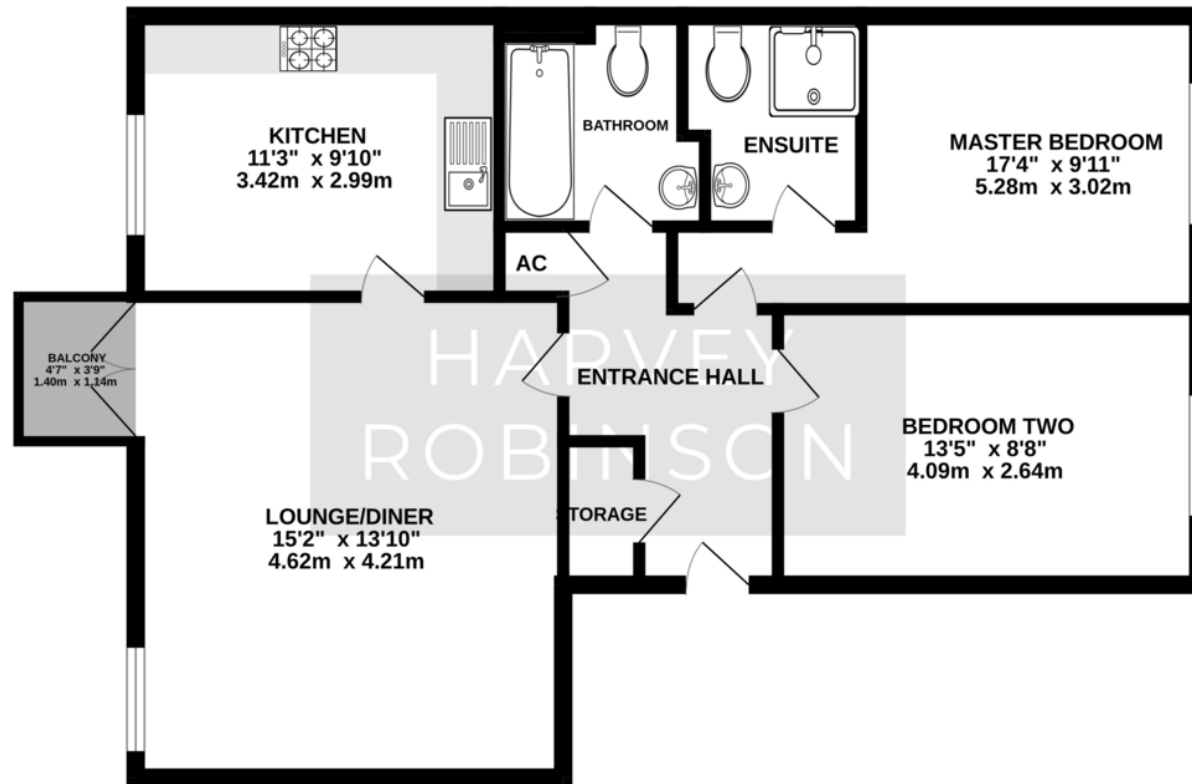
Hinchingsbrooke is one of the most sought after locations in Huntingdon as it has something for all ages. Hinchingsbrooke Country Park is located within walking distance which covers 150 acres of open grasslands, mature woodland and lakes. It is a great place to visit for families, nature spotters, dog walkers and those who wish to enjoy the great outdoors. There is a mix of play areas, a cafe, hard-surfaced and muddy paths, secluded woodlands and wildflower meadows all within a short walk. The property is ideal for commuters as it's within walking distance to Huntingdon's Main Line Station which provides an easy fast track service into London's Kings Cross within the hour. Major road links A1(M) & A14 are on your door step also. Huntingdon's Town Centre is located within less than 1 mile of Hinchingsbrooke which has a number of great local amenities and riverside walks. In the town itself, you'll find many familiar High Street brands, such as Marks and Spencer's, WH Smiths, Boots, TK Maxx and more. There are also some great pubs and restaurants in the town in particular The Restaurant and Wine Shop at the Old Bridge Hotel is well worth a visit. Hinchingsbrooke itself, has a convenience store and take away, Grill Istanbul if you were after a midweek treat. Hinchingsbrooke Hospital is located in the heart of Hinchingsbrooke, first opened in 1983 and has many different departments and it's own Costa café. Primary School Catchment, Cromwell Academy and Hinchingsbrooke Secondary School are highly rated schools within Huntingdon and are both within walking distance.

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GROUND FLOOR
696 sq.ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA : 696 sq.ft. (64.6 sq.m.) approx.
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FAQs

Tenure: Leasehold
Lease Length: 108 left out of 125 year lease
Ground Rent: £150 per annum
Service Charge: £944 per annum
Age of Boiler: 2011
Water Meter: Yes

Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	72
(55-68)	D	79
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

HARVEY ROBINSON

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