



HARVEY ROBINSON

£94,000

Flat 1 St Georges Court

Huntingdon, PE29 3XA

## PROPERTY SUMMARY

Harvey Robinson estate agents are delighted to bring to market this ground floor one bedroom apartment in the heart of Huntingdon's town centre. Offered with a long-term professional tenant in situation, this would make the ideal investment.

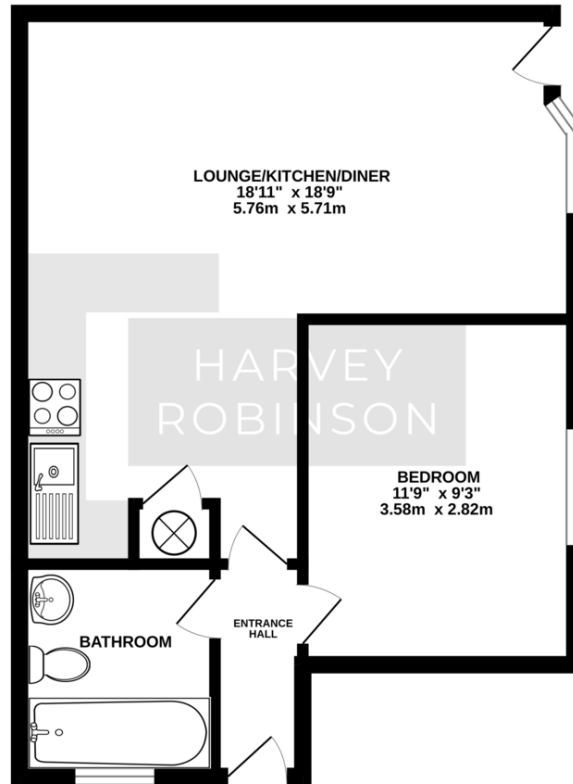
In brief, the property comprises entrance hall, double bedroom, bathroom and an open plan refitted kitchen opening to the dining room and lounge with doors leading outside. Externally, there is allocated parking.

For further information or to arrange a viewing, please contact our Huntingdon Office.





GROUND FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA: 453 sq.ft. (42.1 sq.m.) approx.  
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## FAQs

Tenure: Leasehold

Length of Lease: 153 left out of 189 years

Management Company: Together Property Management

Ground Rent: £0

Maintenance Charge: Circa £80 PCM + £10 monthly fund - revised periodically as needed (including buildings insurance and maintenance of external area e.g. guttering, roof, communal areas)

Heating: New unvented heating cylinder fitted 2015

Vendors Onward Movements: No chain, offered with tenant in situation

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	74
(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

### OFFICE ADDRESS

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### CONTACT

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