



Flat 64, Millfield Court Brampton Road, Huntingdon
£75,000

 **Oliver James**
Property Sales & Lettings



Flat 64

Millfield Court Brampton Road,
Huntingdon

A second floor one bedroom retirement apartment within walking distance of the Town Centre, offered with no forward chain.

Council Tax band: A

Tenure: Leasehold

- Retirement Apartment.
- One Bedroom.
- Second Floor.
- Exclusive Development for the Over 55's.
- Situated within Walking Distance of Huntingdon Town Centre/Train Station.
- Well maintained landscaped communal gardens.
- 24 Hour Call Service & Communal Lounge.
- The Property is sold with no forward chain.
- Parking available on the development.
- EPC: C.



**GROSS INTERNAL FLOOR AREA**

The Gross Internal Floor Area is approximately 451 sq.ft / 41 sq.metres.

TENURE

The Tenure of the Property is Leasehold, the term being 125 Years Less 1 Day From 1 October 1986 with 87 years remaining, the Ground Rent being £317 per annum.

ESTATE SERVICE CHARGE

The service charge for the property is £2430.24 per annum

EXTERNAL

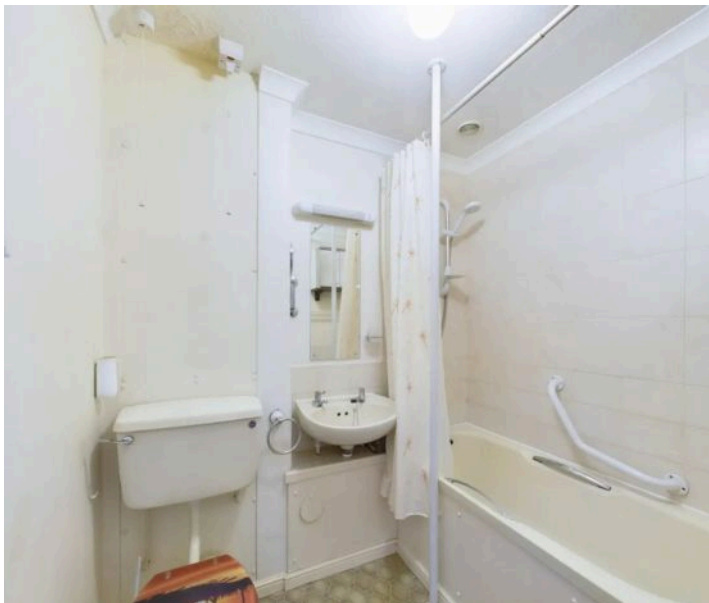
The development is set in well maintained communal grounds with gardens and seating.

PARKING

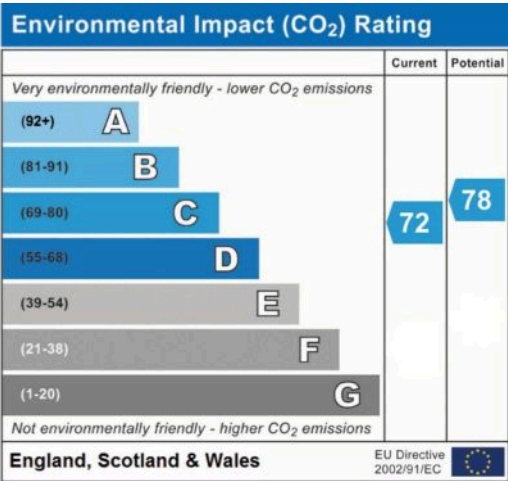
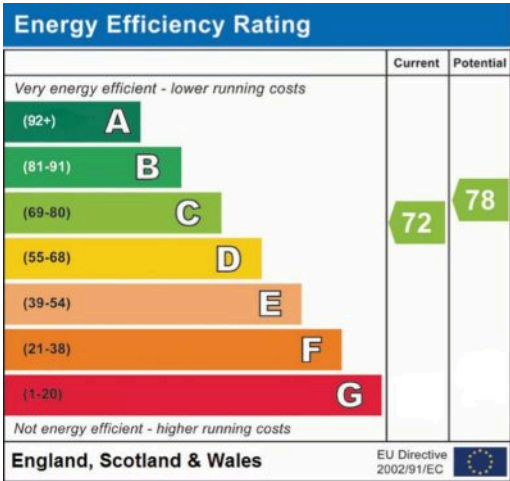
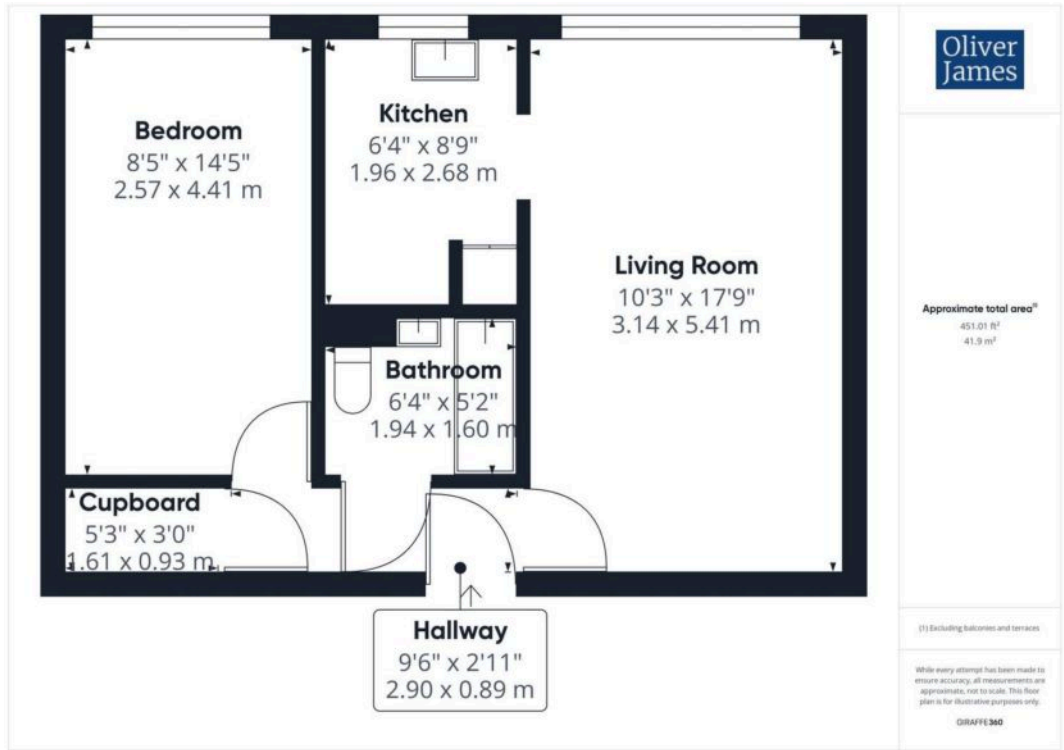
There is resident and visitor parking available.

LOCATION

Situated on the outskirts of Huntingdon Town Centre the property provides easy access onto the A14/A1 road network. Schools catering for all age groups, both private and public can be found within a 20 mile radius Huntingdon itself benefits from a variety of independent shops, larger supermarkets and retail outlets. Within cycling distance, Huntingdon Train Station provides access to London Kings Cross in under an hour.









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