



Cromwell Drive, Huntingdon PE29 6LA

welcome to

Cromwell Drive, Huntingdon

**** NO CHAIN **** Calling all first time buyers/ renters seeking a step on the ladder & investors looking to expand or start their portfolio. A well presented two bedroom first floor apartment with en suite to master bedroom, allocated parking, communal gardens & excellent access to all amenities.



Entrance Door Hall

Secure entry is provided via an intercom system. The hallway benefits from walk in storage cupboard together with an airing cupboard containing the hot water cylinder. An Economy 7 storage heater provides heating to the area.

Lounge

Bay window to front. Electric heater. TV and telephone points.

Kitchen

Dual aspect windows, including french doors opening onto a Juliette balcony overlooking the front of the development. The kitchen is fitted with a selection of matching wall and base units with worktops and splashbacks. Integrated appliances include an electric oven and hob with extractor hood above. There is also a stainless steel sink with mixer tap, space for additional appliances and vinyl flooring.

Bedroom One

A spacious double bedroom with window to the side and rear. Electric wall mounted heater and benefits from direct access to the en suite.

En Suite Shower Room

Low level w.c. Pedestal wash basin and shower enclosure with fitted electric shower. The room is finished with decorative tiling, a heated towel rail, shaver socket, vinyl flooring and a side facing window.

Bedroom Two

Window to rear. Electric heater. Freestanding wardrobe providing useful hanging and storage space.

Bathroom

Window to side. Panel bath. Low level w.c. Pedestal wash hand basin. Complemented by tiled splashbacks, decorative border tiling, a chrome

heated towel rail, extractor fan, shaver point and vinyl flooring.

Outside

There is a designated parking space for one vehicle.



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Cromwell Drive, Huntingdon

- First Floor Apartment
- Two Bedrooms
- En Suite to Master Bedroom
- Allocated Parking Space
- Close Proximity to all amenities, schools & hospital

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1500.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Feb 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£155,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RSY107159 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01487 815555



ramsey@williamhbrown.co.uk



17A Great Whyte, Ramsey, HUNTINGDON,
Cambridgeshire, PE26 1HG



williamhbrown.co.uk