

35 Millfield Park (The Court)

Brampton Road, Huntingdon, Cambridgeshire, PE29 3TT



PRICE: £100,000

Lease: 125 years from 1987

Property Description:

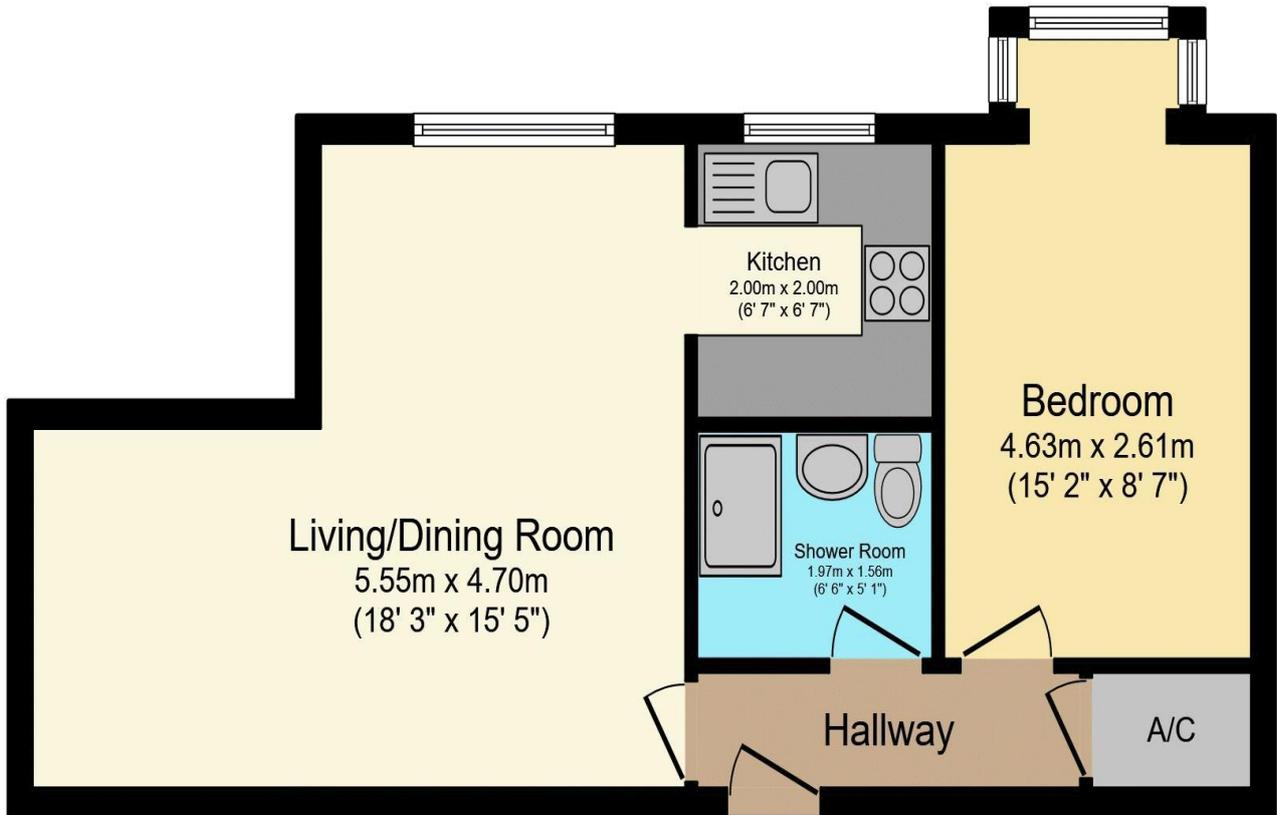
A ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT BENEFITING FROM RE-FITTED KITCHEN, SHOWER ROOM AND VIEWS OVER NEARBY FIELDS. CONVENIENTLY SITUATED FOR EASY ACCESS TO COMMUNAL LAUNDRY AND CLOSE TO THE LIFT

Millfield Park is the site of the old hospital and has a listed building, lodges and purpose built block. Situated in a convenient location within walking distance of town centre offering a range of shops, supermarkets, Doctors surgeries and dentist located opposite the development. Easy transport links with bus stop outside, train station next door and easy access to A14 and A1. The development comprises 87 properties arranged over 3 floors of a purpose built block, listed building and lodges. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

- Residents' lounge
- Communal Laundry facilities and Three Guest Suites
- 24 hour emergency Appello call system
- Part PB and part conversion of listed building
- Carparking Space
- Development Manager
- Lift to all floors
- Lease: 125 years from 1987
- Minimum Age 55



**For more details or to make an appointment to view, please contact
Charlotte Harvey**



Total floor area 44.7 sq.m. (481 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	84	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

31/12/24

Annual Ground Rent:

£264.72

Ground Rent Period Review:

Next Uplift 2029

Annual Service Charge:

£2,734.31

Council Tax Band:

A

Event Fees:

0.00 Transfer

0.00 Contingency

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.