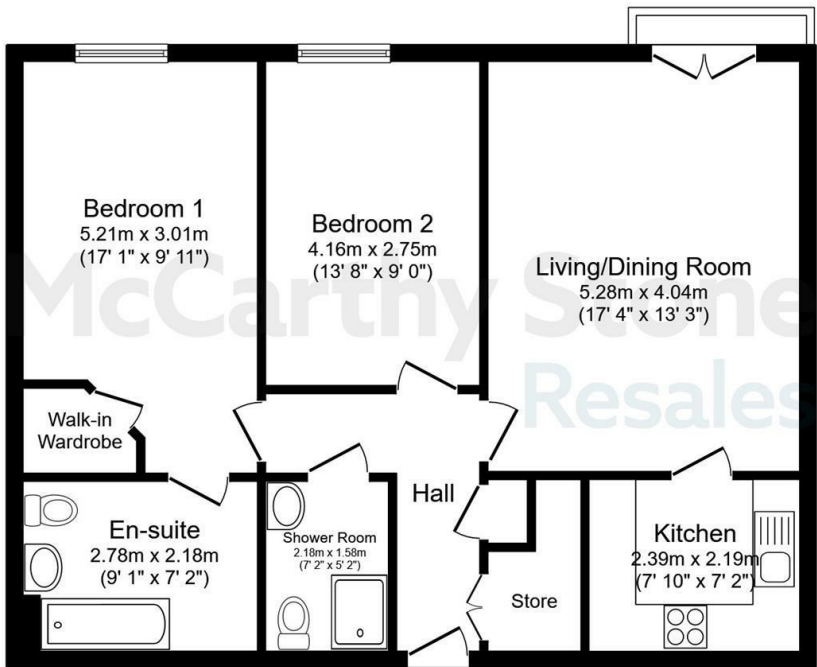


23 Elm Tree Court
High Street, Huntingdon, PE29 3DR

PRICE
REDUCED



Total floor area 75.3 m² (810 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). Powered by www.focalagent.com



PRICE REDUCTION

Asking price £175,000 Leasehold

A bright and sunny SOUTH FACING modern TWO bedroom apartment situated on the second floor within a popular MCCARTHY STONE retirement living development. The apartment comes complete with an ALLOCATED UNDERCROFT CAR PARKING SPACE. Elm Tree Court has EXCELLENT COMMUNAL FACILITIES including a craft room, roof top terrace and communal lounge where SOCIAL EVENTS take place.

~PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE~

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



Elm Tree Court, High Street, Huntingdon

Elm Tree Court

Elm Tree Court was built by McCarthy and Stone and designed specifically for independent retirement living for the over 60's. The development is situated in the heart of Huntingdon Town Centre and consists of 26, one and two bedroom apartments with design features to make day-to-day living easier. The apartment boasts under floor heating, Sky/Sky+ connection points in the living room and principal bedroom and a secure camera entry system.

The dedicated House Manager is on site during their working hours to take care of the running of the development. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems.

All energy costs of the Home Owners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance.

The Home Owners lounge and stunning Roof Top terrace provides a great space to socialise with friends and family and there's a hobby/tea room situated on the ground floor. There is a lift to all Floors. A Guest suite is also available if you have friends or relatives from afar who would like to stay the night.

It is a condition of the purchase that residents must meet the age requirement of 60 years or over.

Local Area Information

Elm Tree Court is well situated in the heart of the popular town of Huntingdon. There's a range of supermarkets, shops, banks, bars, restaurants and take aways within walking distance. The recently constructed Chequers shopping centre offers a further range of shops to explore. Further afield the City of Cambridge is situated less than 20 miles away. Bus and Train stations close by.

Entrance Hall

Front Door with door bell and spy hole leads to the large



entrance hall, where the 24-hour Tunstall emergency response pull cord system is situated. From the hallway there is a door to a UTILITY ROOM with a washer/drier and storage space. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the lounge, bedrooms and guest cloak/shower room.

Lounge

A sunny south facing lounge with French doors leading to a Juliet balcony. The room allows ample space for a dining table. TV and telephone points, Sky/Sky+ connection point, ceiling lights, raised electric power sockets. Partially double glazed doors lead onto a separate kitchen.

Kitchen

Modern kitchen fitted with a range of cream fronted wall, pan drawers and base units, with modern roll top work surfaces over with up-stand. Stainless steel sink unit with mixer tap and drainer. Inset waist high Bosch electric oven with space above for a microwave. Four ring Bosch hob with glass splash back and extractor hood over. Recessed integral fridge freezer. Over counter lighting and down lighting, tiled flooring and ventilation system.

Principle Bedroom

A spacious south facing double bedroom with a large full height window allowing ample natural light into the room. The bedroom has the benefit of a walk in wardrobe with shelving and hanging rails. TV and telephone points, Sky/Sky+ connection point, ceiling light pint, and raised electric power sockets. Additional door leading to ensuite bathroom.

Ensuite Bathroom

Fully fitted modern suite comprising of; bath with shower over and glass screen, vanity unit with hand basin, illuminated mirror, chrome heated towel rail and WC. Partially tiled walls and fully tiled floor.

Bedroom Two

Second double bedroom with a full height window which facing south. This room could alternatively be used as a separate dining room, study or hobby room. Ceiling light point, and raised electric power sockets.



2 Bed | £175,000

Guest Cloak/Shower Room

Modern fitted suite consisting of; walk-in shower with glass screen and support rail, hand basin with mirror above and WC. Chrome heated towel rail, partially tiled walls and fully tiled floors.

Car Parking

Allocated car parking space in the undercroft.

Service Charge (breakdown)

- Building and systems maintenance
- Upkeep of grounds
- Water rates
- Electricity, heating, lighting, cleaning and power to communal areas
- Comprehensive insurance of the building and contents of communal areas
- 24hr emergency monitoring service
- Contingency fund

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

Service Charge: £5,038.58 (for the financial year ending 30/05/2026).
Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.
(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

Lease Information

Lease: 999 years from 1st January 2016.
Ground Rent: £495 per annum
Ground Rent review: 1st January 2031

Moving Made Easy & Additional Services

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to .
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties. For more information speak with our Property Consultant today.

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

