



Total floor area 92.0 m<sup>2</sup> (990 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

Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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### 3 Elm Tree Court

High Street, Huntingdon, PE29 3DR

PRICE REDUCED



PRICE REDUCTION

Asking price £229,995 Leasehold

Presented in a 'turn key' condition is this lovely GROUND FLOOR retirement apartment which has been redecorated and has newly fitted carpets throughout. MODERN KITCHEN with built in appliances, two DOUBLE BEDROOMS, Ensuite bathroom and guest shower room. The development 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.

# Elm Tree Court, High Street, Huntingdon

## 2 Bed | £229,995

PRICE  
REDUCED

### Apartment Overview

Presented in a 'turn key' condition having been freshly decorated with new carpets fitted throughout. The spacious ground floor apartment further benefits from two double bedrooms, principle bedroom has fitted wardrobes and an ensuite bathroom. The second bedroom which could also be used as a dining room or study and a guest shower room.

### 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 twenty six 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 plumbing for 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.

### Living Room

A Large Lounge, which also has ample space for a dining table. Dual aspect, full height windows make this a lovely, bright and airy room. TV and telephone points, Sky/Sky+ connection point. Fitted carpets, ceiling lights, raised electric power sockets. Partially double glazed doors lead onto a separate kitchen.

### Kitchen

Fitted with a range of cream fronted wall, pan drawers and base units, with modern roll top work surfaces over with up-stand. Inset Bosch electric oven, recessed integral fridge freezer, stainless steel sink unit with mixer tap over, over counter lighting, four ring electric Bosch hob with glass splash back and extractor hood over. Tiled floor, down lighting, ventilation system.

### Principle Bedroom

A spacious double bedroom with a large full height window allowing ample natural light into the room. Useful and extensive built in mirrored door wardrobes. TV and telephone points, Sky/Sky+ connection point. Ceiling lights, fitted carpets, raised electric power sockets. Door leading to ensuite bathroom.

### Ensuite Bathroom

Fully fitted modern suite comprising of; bath with shower over, 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. Could alternatively be used as a separate dining room, study or hobby room. Raised sockets and illuminated light switch.

### Guest Cloak/Shower Room

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

### Service Charge (breakdown)

- Building and systems maintenance
- Upkeep of gardens and 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

Annual service charge is £4,847.64 for financial year ending 30th June 2026. The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

**\*\*Entitlements Service\*\*** Check out benefits you may be entitled too, to support you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'

### Lease Information

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

### Additional Services

- \*\* Entitlements Service\*\*** Check out benefits you may be entitled too, to support you with service charges and living cost's.
- \*\* Part Exchange \*\*** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.
- \*\* Removal Service\*\*** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
- \*\* Solicitors\*\*** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY  
CONSULTANT

