

**GIGGS &
McGRATH**



Apartment 4, Butler Court, Fairfields Drive, PE26 1NQ

Offers Over: £160,000

Leasehold

Apartment 4, Butler Court, Fairfields Drive, PE26 1NQ

*** SPECIALLY PRICED FOR 1 MONTH ONLY ***

EXCEPTIONAL BRAND NEW 2 BEDROOM
FIRST FLOOR APARTMENT

Offers considered between £170,000 - £180,000

This stunning apartment is the IDEAL
FIRST HOME / INVESTMENT and is finished to an
EXCELLENT STANDARD and comes with
allocated parking space, COMMUNAL GARDEN AREA
and bike store.

Close to all of the town centre amenities and comes
with INTERCOM ENTRANCE SYSTEM.

ROOMS

Communal Entrance Composite entrance door, secure intercom entry, stairs to first floor.

Entrance Hall Entrance door, secure entry phone system, radiator.

Open Plan Kitchen / Living / Dining Area 16'5" x 15'1" (5m x 4.6m). Modern fitted range of wall, base and drawer units with complementary work surface and upstands over, built in electric oven, four zone electric hob with extractor over, one and a half bowl sink with drainer unit, integrated dishwasher, fridge freezer and washer/dryer, wall mounted gas fired boiler enclosed in cupboard, radiator, two double glazed windows to front.

Bedroom One 13'1" x 9'8" (4m x 2.95m). Double glazed window to rear, radiator.

Bedroom Two 13'1" x 8'8" (4m x 2.64m). Double glazed window to rear, radiator.

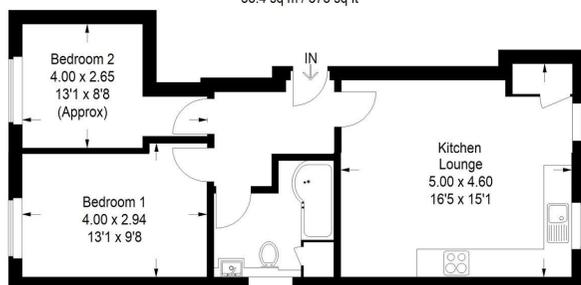
Bathroom Fitted three piece suite comprising close coupled WC with concealed cistern, vanity wash hand basin, 'P' shaped bath with mixer tap, glass shower screen, independent rainhead shower and separate attachment, tiled splashbacks, built in storage cupboard, extractor fan, ladder towel rail, obscure double glazed window to side.

Outside Communal garden area mainly laid to patio, bin store to front of property, one allocated parking space for the property with additional visitor parking available.

Agents Notes The length of the lease is 999 years with each property owning a 20% share of the freehold. The developers advise us that the ground rent and maintenance charges are expected to be approximately £750 per annum (to be confirmed) although the new owners (once all apartments have completed) will be able to make a joint decision on what is payable as they can be responsible for the Butler Court Management Company.

Butler Court, Fairfields Drive,
Huntingdon, PE26

Approximate Gross Internal Area
53.4 sq m / 575 sq ft



Flat 4

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID562556)
Housepix Ltd

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.