



Award Property are pleased to offer for sale this Ground Floor One Bedroom Maisonette, situated in the delightful rural village of Perry close to the amenities and facilities of Grafham water and with the main town of Huntingdon nearby. This property would be ideal for first time purchasers, property investors or those considering downsizing.

Situated centrally within the village this nicely presented one bedroom ground floor property is spacious throughout and offers accommodation comprising: entrance lobby; living room with large front aspect window, feature glazed internal partition to kitchen, storage cupboard and recessed shelving; fitted kitchen with a range of base and wall cabinets and worktops, stainless steel sink/drainer with mixer tap; large double bedroom with additional dressing area containing built in double wardrobes and airing cupboard; bathroom with bath and electric shower over, pedestal wash basin and low level WC, additional internal and external cupboard spaces add storage capacity. The property has an open rear garden area and gate to allocated parking to the rear.

Tenure: Leasehold

Remaining Lease: 927 Years

Ground Rent: £35.00 p.a

Service Charges: £1,100.00 p.a. approx

Services: Mains Electricity, Water and Drainage are all connected

Local Authority: Huntingdonshire District Council

Council Tax: Band A

EPC Rating: Band D

Fixtures and Fittings: Unless otherwise stated all fixtures and fittings are expressly excluded from the sale

Parking: Allocated parking space in rear communal car park

Flood Risk: No known flooding Risk

Chain: Offered with no upward chain and vacant possession

Local Information

Perry is an attractive rural village sitting alongside Grafham reservoir. Village facilities include a local shop, public house and the wide ranging leisure amenities of Grafham water centre are nearby. Main facilities can be found in the towns of Kimbolton and Huntingdon both of which are within easy reach as are the main A1 / A14 transport routes.

Offers Over £130,000

Property Description

Living Room 14' 4" x 10' 9" (4.37m x 3.27m)

Wood door from Lobby entrance, carpet flooring, pendent ceiling lighting, front aspect window, wall mounted electric heating, small stoage cupboard, recessed storage shelving

Kitchen 10' 7" x 5' 9" (3.22m x 1.75m)

Vinyl flooring, ceiling lighting, wood faced wall and base cupboards, light coloured worktop, stainless steel sink/drainer and chrome mixer tap

Bedroom 17' 10" x 9' 8" (5.43m x 2.94m) max

Carpet flooring, 2 x ceilnig pendant lights, large rear aspect window, part glazed door to garden, built in airing cupboard, built in double wardrobes, wall mounted electric heating

Bathroom

Vinyl flooring, ceiling lighting, white bath with electric shower unit over and fixed shower screen, white low level WC, white pedestal washbasin, chrome wall mounted heated towel rail, extractor fan

Lobby

Glazed front door,ceilnig pendant lighting, carpet flooring, storage shelving

Rear Garden

Laid to lawn and paved path to rear gated access to car parking area





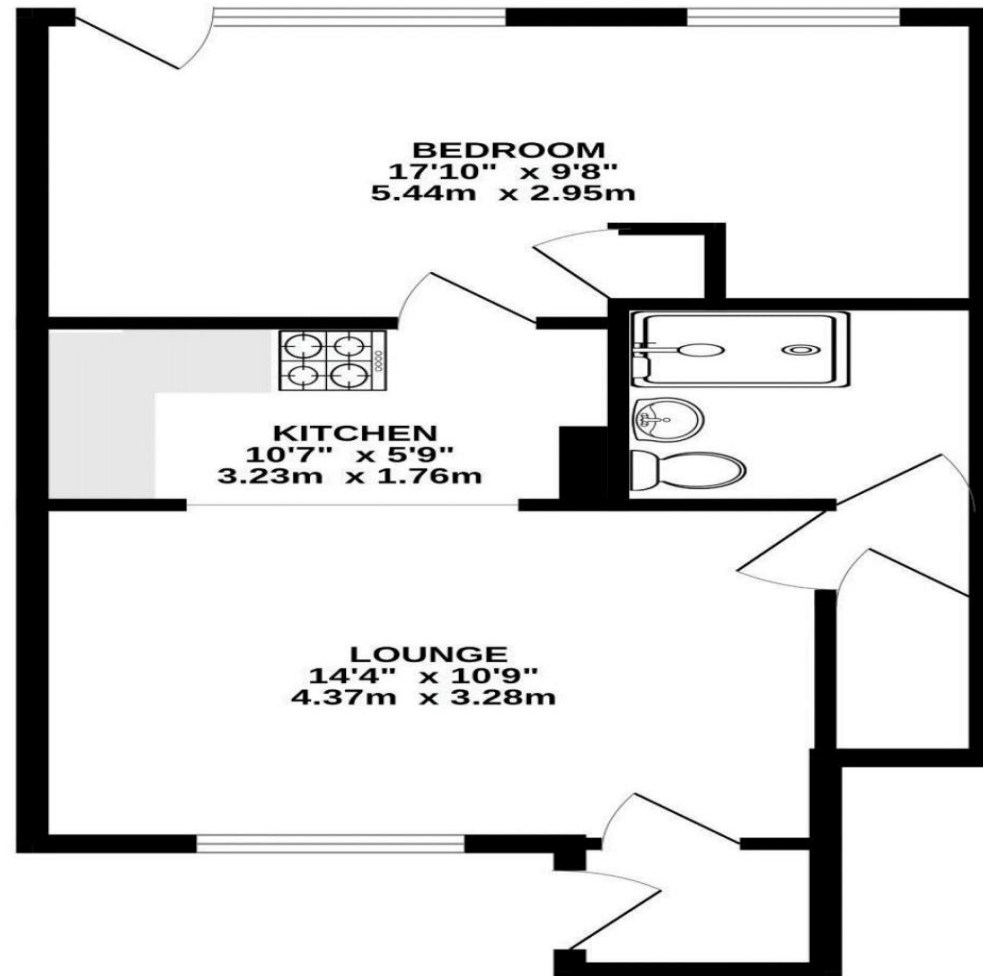




Floorplan

Buckden Court

GROUND FLOOR
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 460 sq.ft. (42.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Disclaimer Notice: Whilst every attempt has been made to ensure accuracy, these property particulars are for illustrative purposes only and measurements are approximate. They have been prepared in good faith and they are not intended to constitute of an offer of contract.. 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. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Any lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. Potential purchasers will be asked to assist us in complying with our Anti Money Laundering obligations by providing identification and proof of funding at the appropriate time to avoid any delay to the sale progress.

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Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)			
11 Buckden Court Perry HUNTINGDON PE28 0DN	Energy rating D	Valid until:	20 July 2035
		Certificate number:	2191-3052-5203-4215-9200
Property type		Ground-floor flat	
Total floor area		45 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

