

KFB: Key Facts For Buyers

An insight into your property and the local area

PARK SQUARE, BROOKSIDE, HUNTINGDON, PE29

Oliver James Property

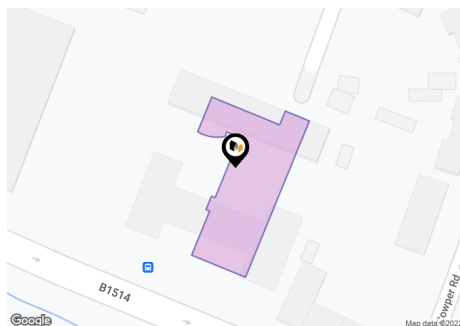
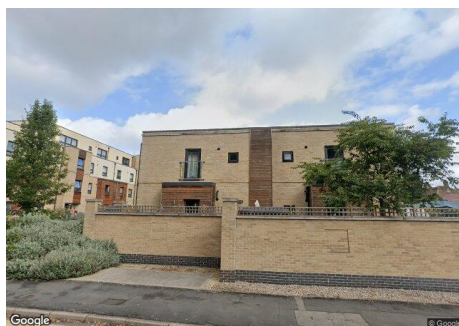
1 George Street,
Huntingdon, PE29 3AD
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Introduction

Our Comments

A well appointed and presented two bedroom first floor apartment, ideally situated in a town centre position within walking distance of local town amenities.

Offered for sale with no forward chain, the property has an en-suite to principal bedrom, large living/dining area with separate kitchen with fully integrated appliances and an allocated parking space.



Property

Type:	Flat / Maisonette	Price Estimate:	-
Bedrooms:	2	Tenure:	Leasehold
Floor Area:	979.52 ft ² / 91 m ²	Start Date:	01/01/2014
Plot Area:	0.17 acres	End Date:	31/12/2138
£/sqft:	£214.39	Lease Term:	125 years commencing 1 January 2014 and expiring on 31 December 2138
Council Tax :	Band B	Term Remaining:	116 years
Annual Estimate:	£1,614 pa		
Title Number:	CB393080		
UPRN:	10090391455		

Local Area

Local Authority:	Huntingdonshire
Flood Risk:	Very Low
Conservation Area:	No

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite & Cable TV Availability:

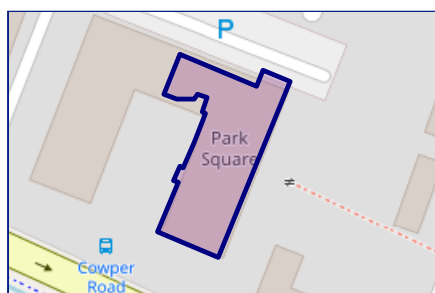


Freehold Title Plan



CB376508

Leasehold Title Plan



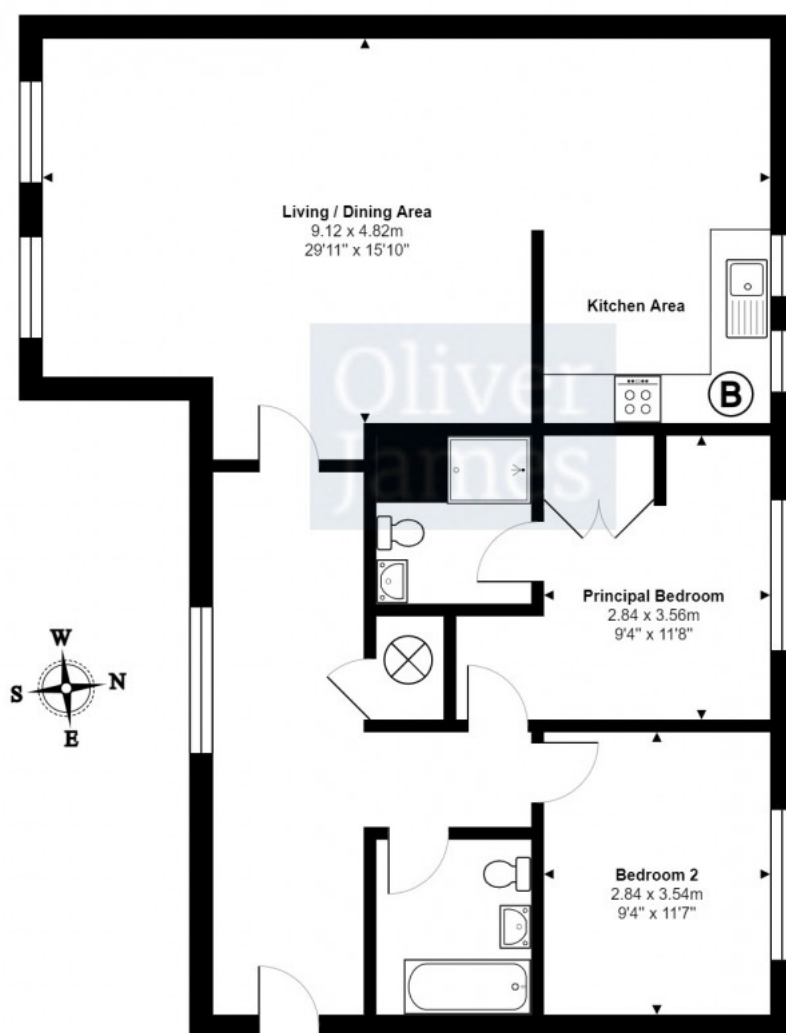
CB393080

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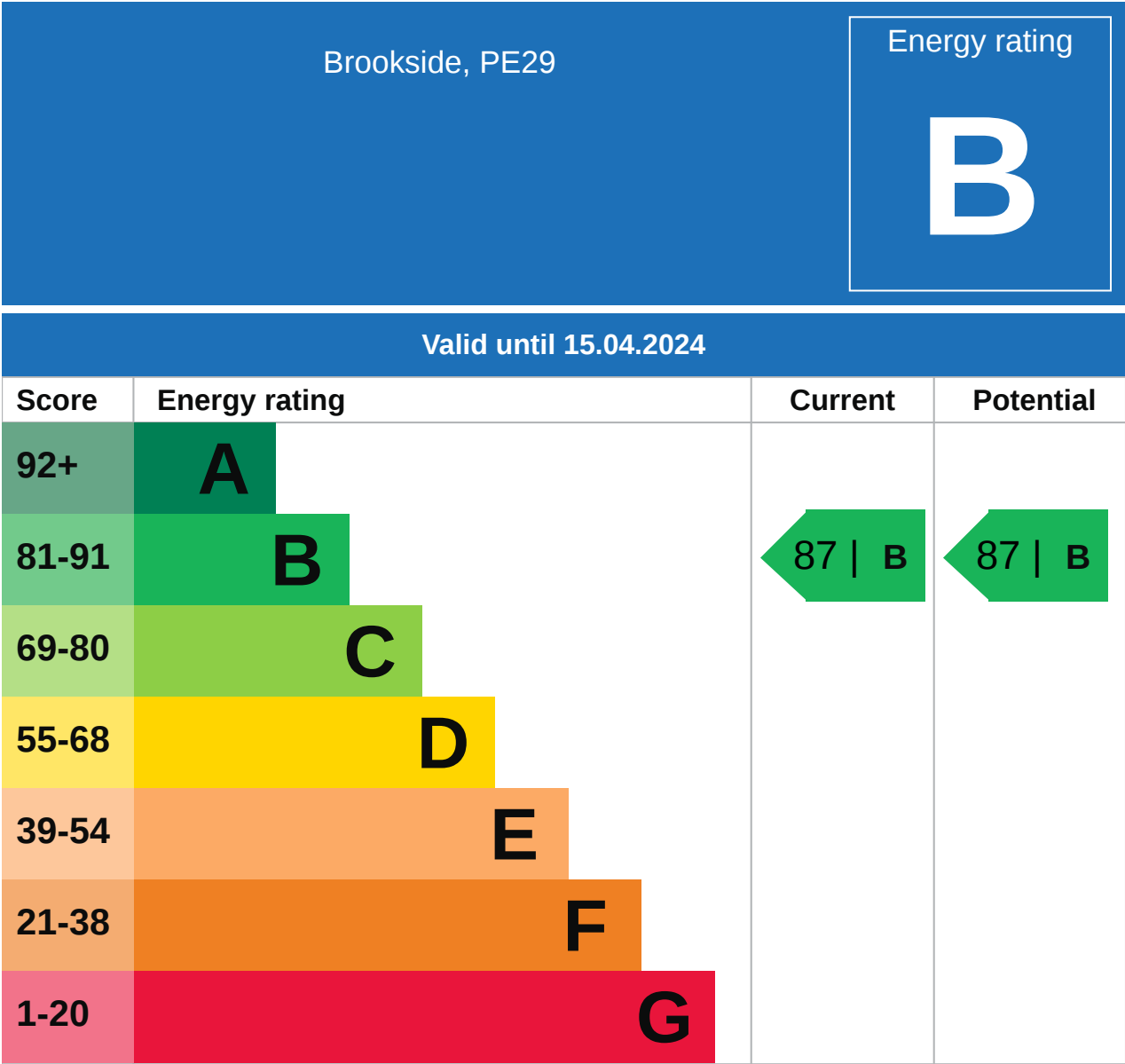
PARK SQUARE, BROOKSIDE, HUNTINGDON, PE29

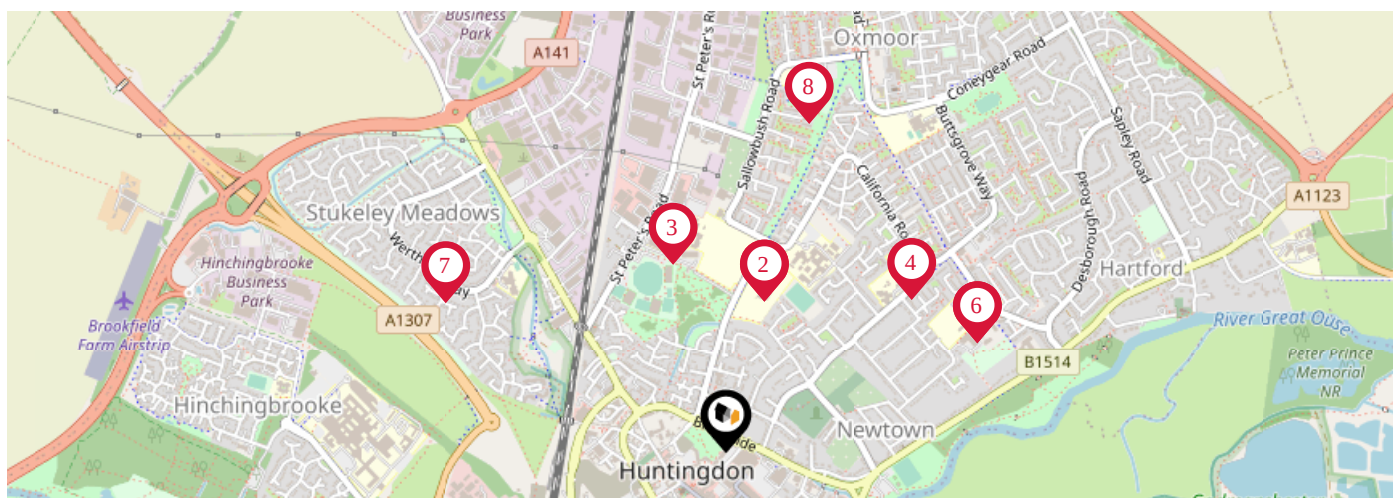


Total Area: 92.4 m² ... 995 ft²

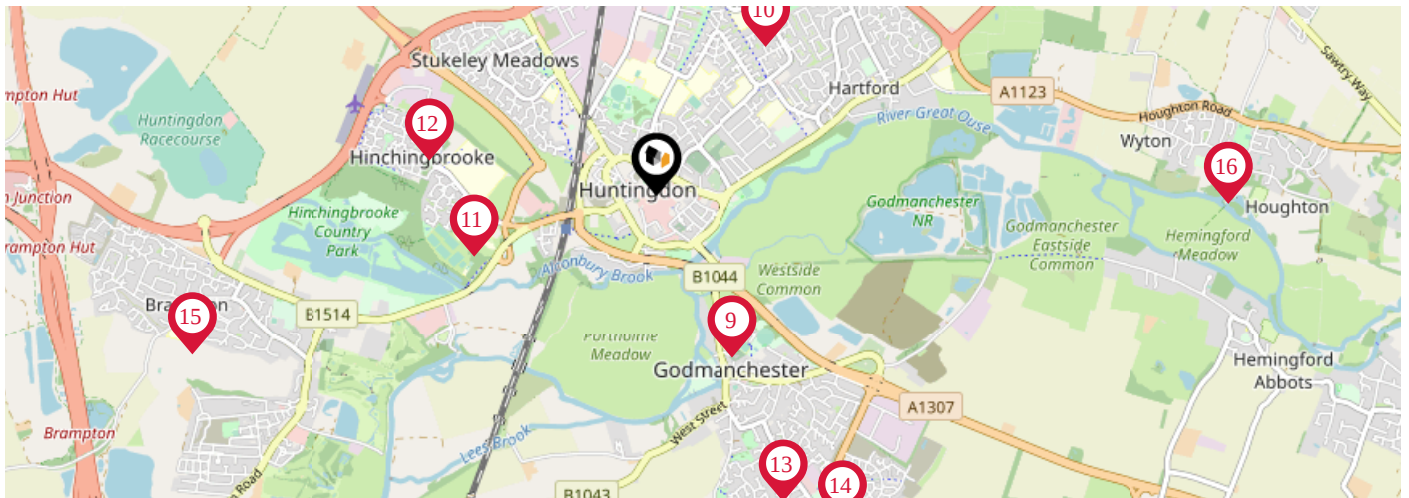
All measurements are approximate and for display purposes only

Property
EPC - Certificate





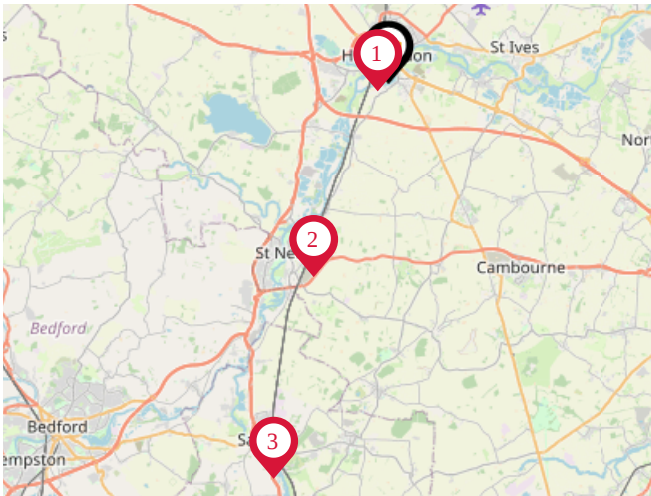
		Nursery	Primary	Secondary	College	Private
1	Huntingdon Nursery School Ofsted Rating: Outstanding Pupils: 97 Distance:0.35	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Huntingdon Primary School Ofsted Rating: Good Pupils: 457 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Peter's School Ofsted Rating: Good Pupils: 1078 Distance:0.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Spring Common Academy Ofsted Rating: Outstanding Pupils: 191 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Hartford Infant School Ofsted Rating: Not Rated Pupils: 174 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Hartford Junior School Ofsted Rating: Good Pupils: 227 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Stukeley Meadows Primary School Ofsted Rating: Good Pupils: 405 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St John's CofE Primary School Ofsted Rating: Not Rated Pupils: 389 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>






		Nursery	Primary	Secondary	College	Private
9	Godmanchester Community Academy Ofsted Rating: Good Pupils: 397 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Thongsley Fields Primary and Nursery School Ofsted Rating: Not Rated Pupils: 291 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Hinchingbrooke School Ofsted Rating: Good Pupils: 1875 Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Cromwell Academy Ofsted Rating: Requires improvement Pupils: 187 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	St Anne's CofE Primary School Ofsted Rating: Good Pupils: 206 Distance:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Godmanchester Bridge Academy Ofsted Rating: Good Pupils: 148 Distance:1.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Brampton Village Primary School Ofsted Rating: Good Pupils: 484 Distance:2.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Houghton Primary School Ofsted Rating: Good Pupils: 190 Distance:2.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

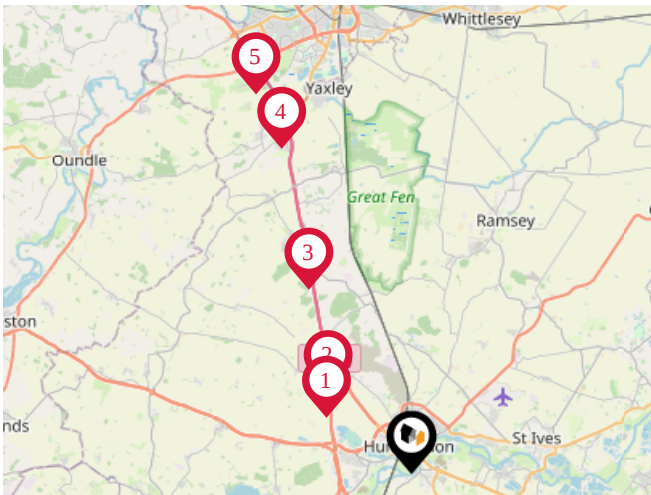
Area

Transport (National)








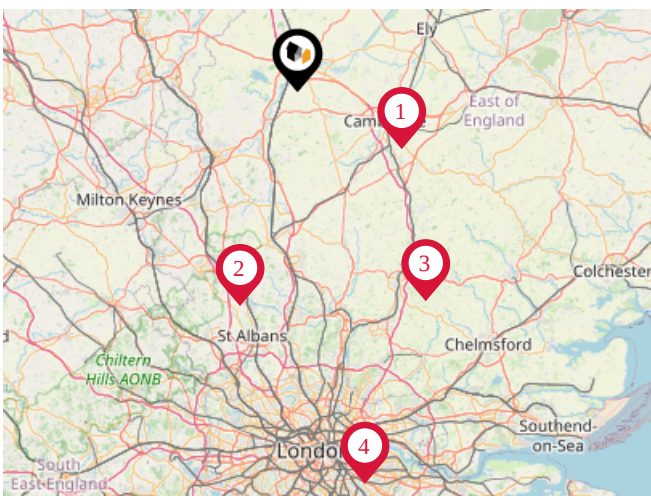
National Rail Stations

Pin	Name	Distance
	Huntingdon Rail Station	0.5 miles
	St Neots Rail Station	7.53 miles
	Sandy Rail Station	15 miles







Trunk Roads/Motorways

Pin	Name	Distance
	A1(M) J13	3.67 miles
	A1(M) J14	4.22 miles
	A1(M) J15	7.64 miles
	A1(M) J16	12.66 miles
	A1(M) J17	14.83 miles

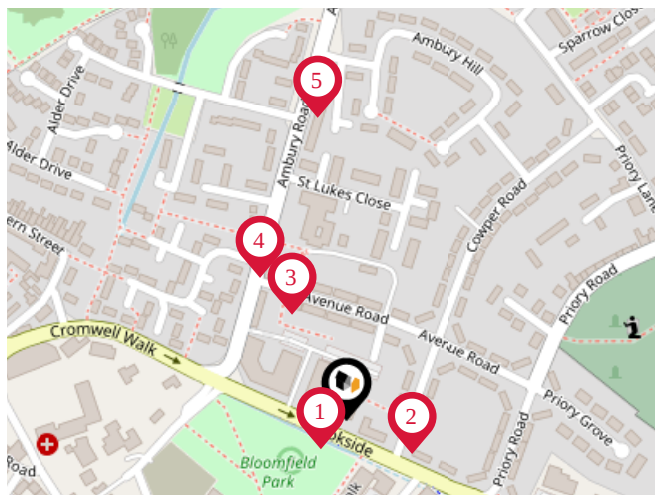


Airports/Helipads






Pin	Name	Distance
	Cambridge Airport	17.33 miles
	London Luton Airport	32.43 miles
	London Stansted Airport	35.93 miles
	London City Airport	58.24 miles

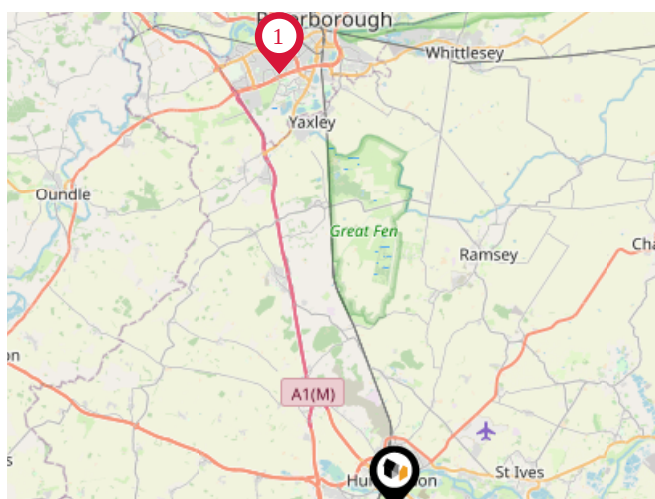
Area

Transport (Local)




Bus Stops/Stations

Pin	Name	Distance
	Cowper Road	0.02 miles
	Brookside	0.04 miles
	Avenue Road	0.07 miles
	Avenue Road	0.09 miles
	Ambury Hill	0.17 miles



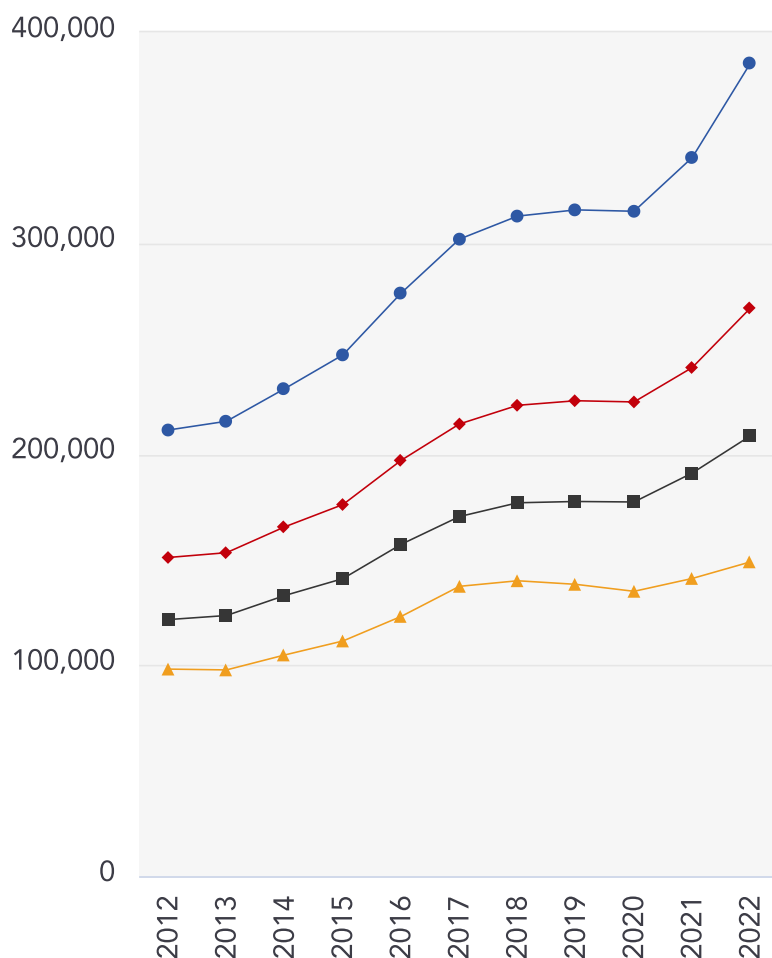
Local Connections

Pin	Name	Distance
	Orton Mere (Nene Valley Railway)	16.22 miles

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in PE29



Flat

+51.78%

Terraced

+71.64%

Semi-Detached

+78.3%

Detached

+82.25%



Our Oliver James Property

Oliver James was established in 2014 by childhood friends Oliver Huggins and James Hodgson from a 121 sq/ft serviced office in central Huntingdon. Completely self funded and owner operated, we have grown our company since its inception into our first High Street office at 4 Princes Street in 2015, then more recently following the expansion of our lettings arm through the acquisition of Pennington Properties into a central Huntingdon position at 1 George Street, opposite the George Hotel. We are however, still the same independent company, excited and passionate about helping people move home.

Our team all live local, their children go to local schools, shop in local stores and know the local area inside out. We hold the same belief that people come first, we focus on you the customer. We believe that when you get the customer service right the sales will follow. Of course, there is much more to it than that, as you'll soon discover.

Testimonial 1



I recently purchased a house which was being sold by Oliver James Property Sales and I cannot rate their support and service enough.

As I first time buyer, it is fair to say I was clueless about the process but they were always on hand to answer my questions and appease my worries. Genuinely one of the most accommodating businesses and most certainly the most accommodating estate agents, I have ever dealt with.

Truly 5* service!

Testimonial 2



I bought a house through Oliver James estate agents and dealt with Oliver directly. He was extremely professional, responsive and most of all reassuring. I felt he listened to what we needed, worked fast to get us info we needed and was always calm - even when I was not! Bravo to the guy for handling a heavily pregnant (and emotional!) woman trying to buy a house during a pandemic. If we ever sell this dream home, it will be with Oliver.

Testimonial 3



Friendly, helpful, efficient, effective. I highly recommend using this agency!



/oliverjamesps



/oliverjamesps



/oliverjames_salesandlettings

Agency Data Quality

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 **Oliver James**
Property Sales & Lettings

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