

KFB: Key Facts For Buyers

An insight into your property and the local area

PARK SQUARE, BROOKSIDE, HUNTINGDON, PE29

Oliver James Property

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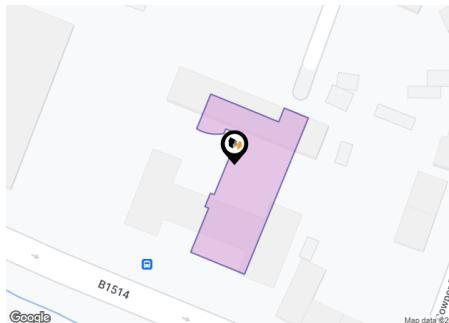
Introduction

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 Overview



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:



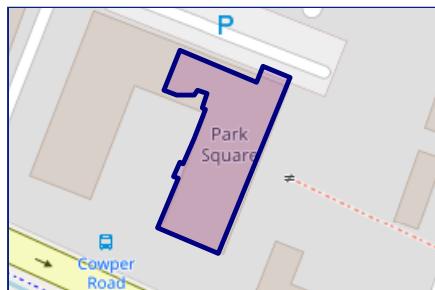
Property Multiple Title Plans

Freehold Title Plan



CB376508

Leasehold Title Plan



CB393080

Start Date: 01/01/2014
End Date: 31/12/2138
Lease Term: 125 years commencing 1 January 2014 and expiring on 31 December 2138
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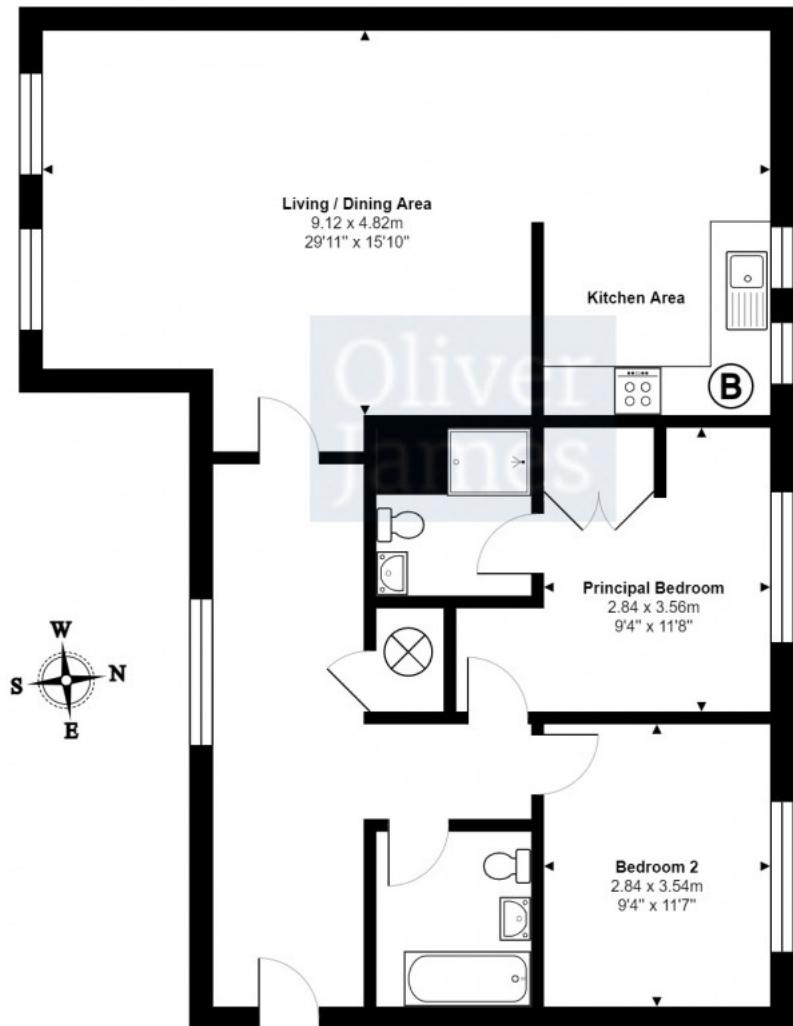
Gallery Photos



Gallery Photos



PARK SQUARE, BROOKSIDE, HUNTINGDON, PE29



Total Area: 92.4 m² ... 995 ft²

All measurements are approximate and for display purposes only

**Oliver
James**

Property EPC - Certificate

Brookside, PE29

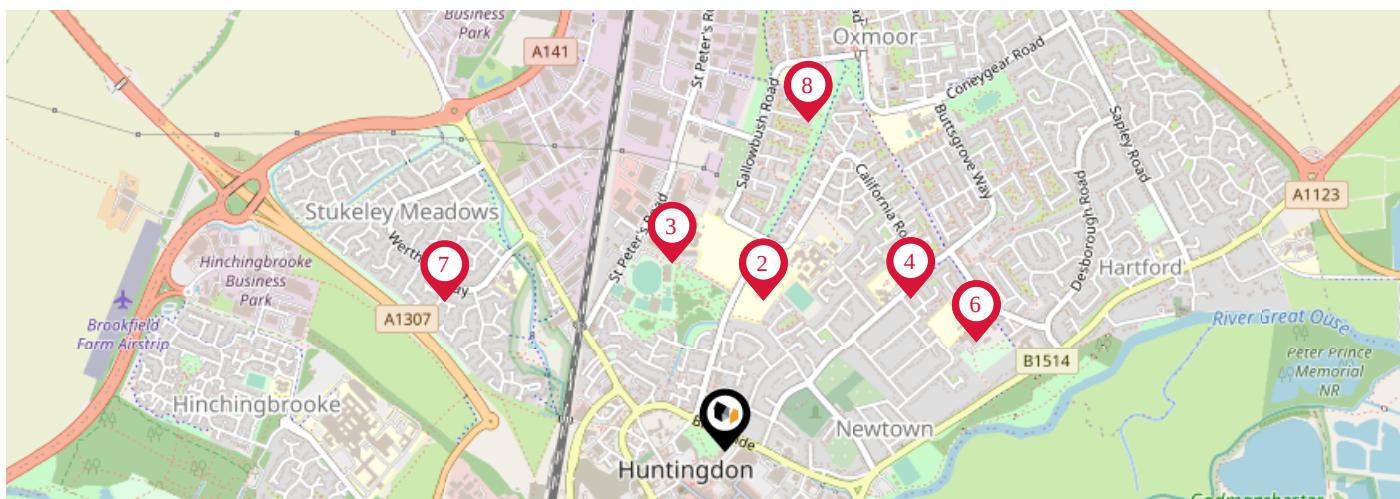
Energy rating

B

Valid until 15.04.2024

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 87 B | 87 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

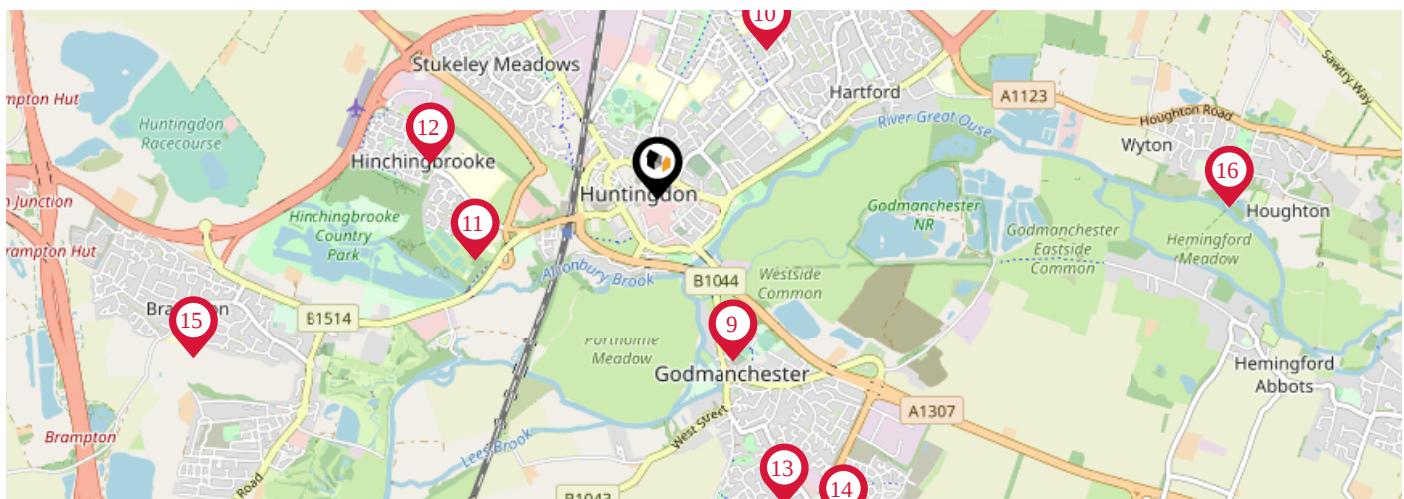
Area Schools



Nursery Primary Secondary College Private

| | | | | | | |
|---|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
|  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"/> | <input type="checkbox"/> |
|  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"/> | <input type="checkbox"/> |
|  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"/> | <input type="checkbox"/> |
|  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"/> | <input type="checkbox"/> |
|  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"/> | <input type="checkbox"/> |
|  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"/> | <input type="checkbox"/> |
|  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"/> | <input type="checkbox"/> |
|  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"/> | <input type="checkbox"/> |

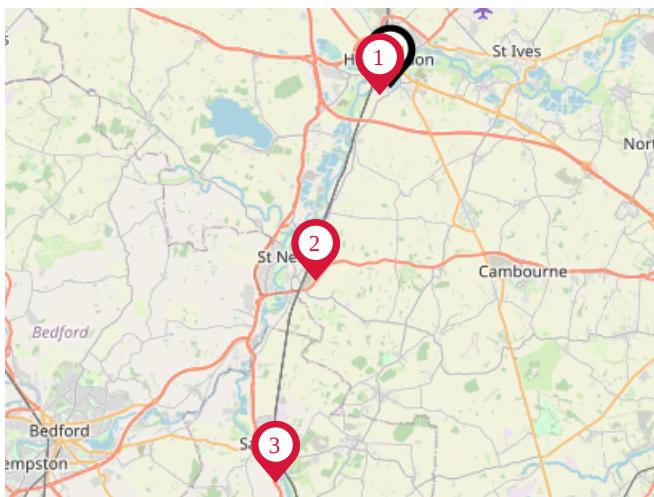
Area Schools



Nursery Primary Secondary College Private

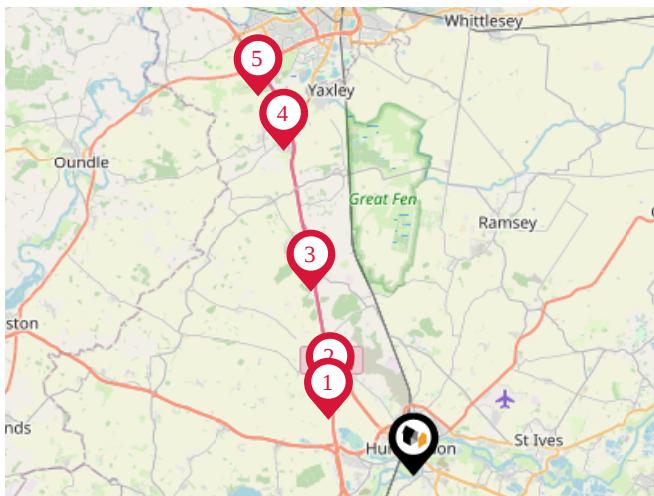
| | | | | | | | |
|--|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
|  9 | Godmanchester Community Academy | <input type="checkbox"/> | <input checked="" type="checkbox"/>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

Area Transport (National)



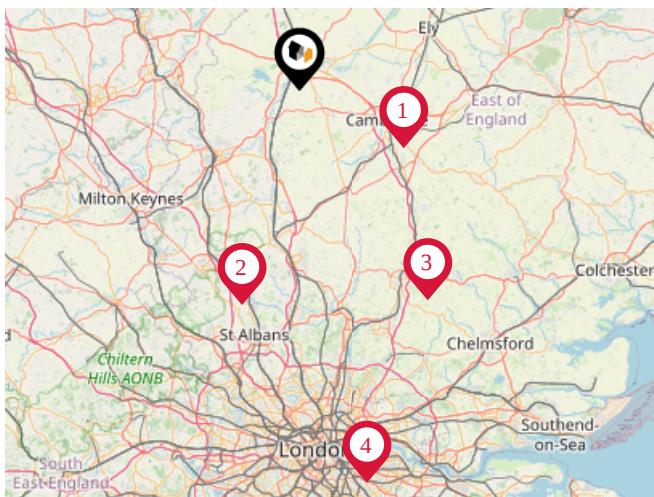
National Rail Stations

| Pin | Name | Distance |
|-----|-------------------------|------------|
| 1 | Huntingdon Rail Station | 0.5 miles |
| 2 | St Neots Rail Station | 7.53 miles |
| 3 | Sandy Rail Station | 15 miles |



Trunk Roads/Motorways

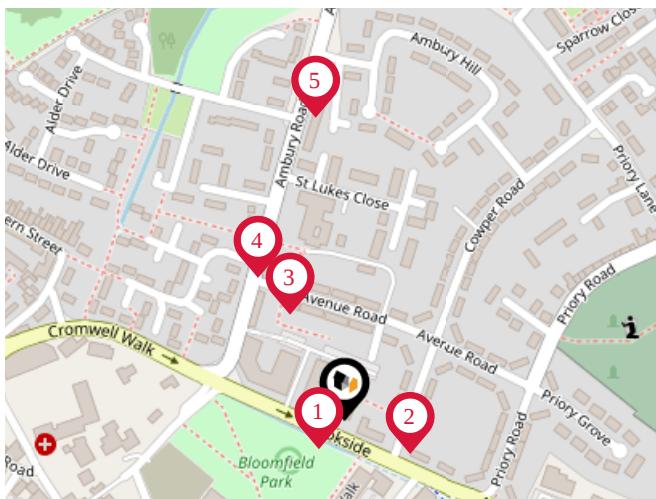
| Pin | Name | Distance |
|-----|-----------|-------------|
| 1 | A1(M) J13 | 3.67 miles |
| 2 | A1(M) J14 | 4.22 miles |
| 3 | A1(M) J15 | 7.64 miles |
| 4 | A1(M) J16 | 12.66 miles |
| 5 | A1(M) J17 | 14.83 miles |



Airports/Helipads

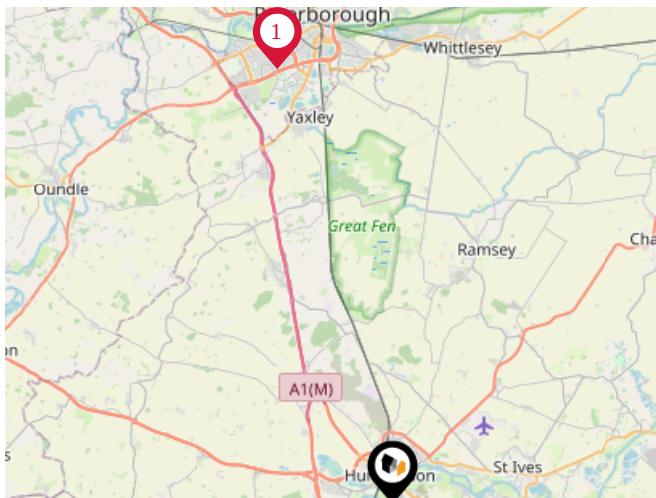
| Pin | Name | Distance |
|-----|-------------------------|-------------|
| 1 | Cambridge Airport | 17.33 miles |
| 2 | London Luton Airport | 32.43 miles |
| 3 | London Stansted Airport | 35.93 miles |
| 4 | London City Airport | 58.24 miles |

Area Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|-------------|------------|
| 1 | Cowper Road | 0.02 miles |
| 2 | Brookside | 0.04 miles |
| 3 | Avenue Road | 0.07 miles |
| 4 | Avenue Road | 0.09 miles |
| 5 | Ambury Hill | 0.17 miles |

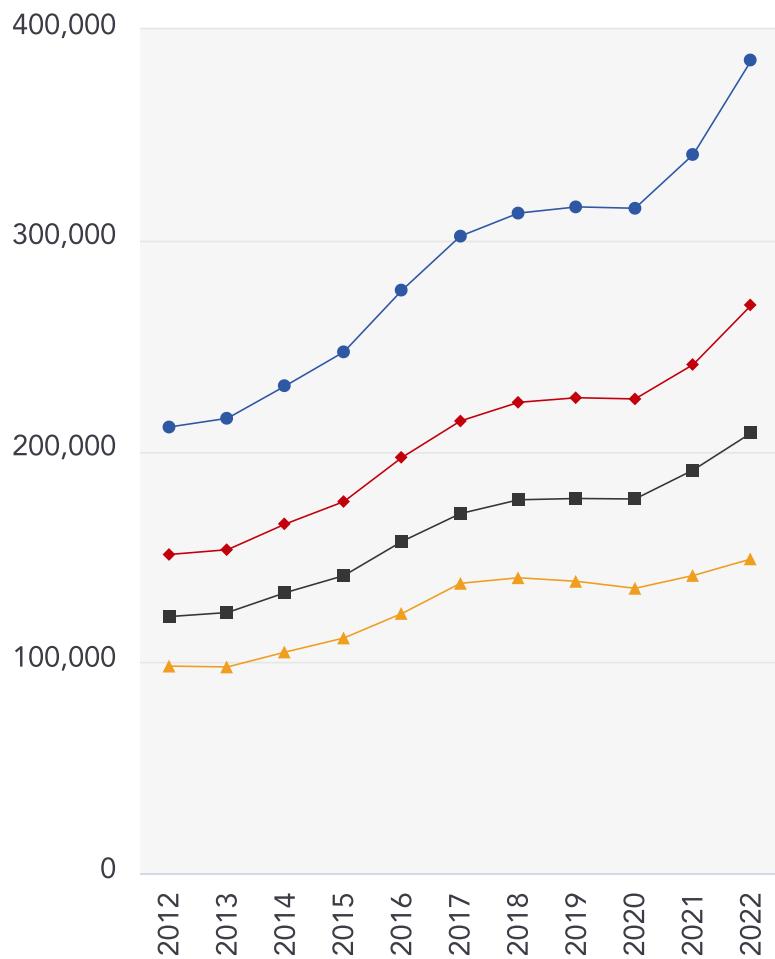


Local Connections

| Pin | Name | Distance |
|-----|----------------------------------|-------------|
| 1 | 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.

Agency Testimonials

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



/oliverjames_salesandlettings



/oliverjamesps

Agency Data Quality

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