

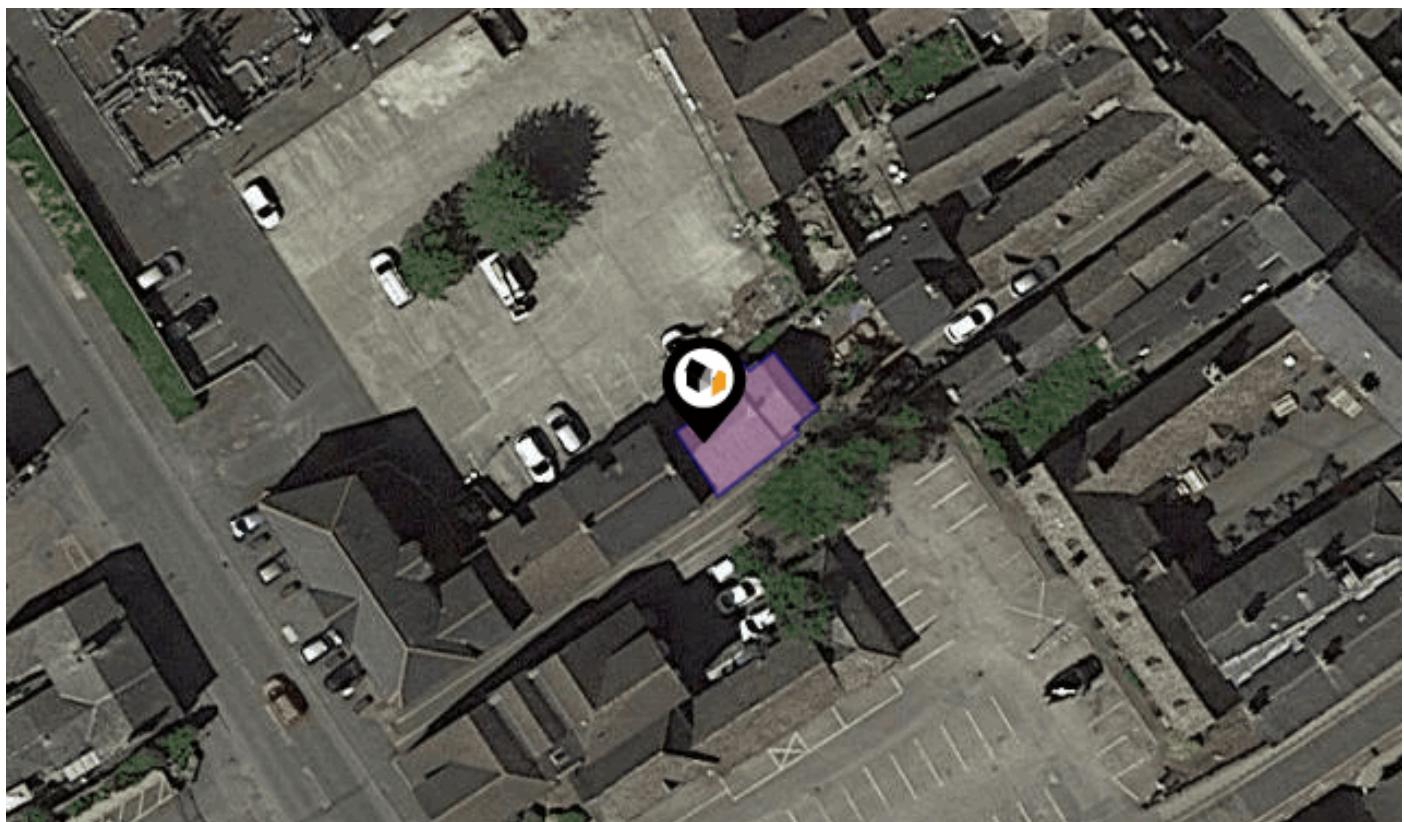


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KFB: Key Facts For Buyers

An insight into your property and the local area

Wednesday 23rd November 2022



16, HIGH STREET, HUNTINGDON, PE29

Oliver James Property

1 George Street, Huntingdon, PE29 3AD

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www.ojproperty.co.uk



Introduction

Our Comments

ENTRANCE HALL

Door to communal stairs and corridor. Electric heater. Entrance phone. Airing cupboard housing mega flow hot water tank. Karndean flooring.

BEDROOM TWO

7' 1" x 7' 10" (2.16m x 2.4m)

Double glazed sash window to front elevation. Electric heater.

PRINCIPAL BEDROOM

10' 6" x 12' 1" (3.19m x 3.69m)

Double glazed sash window to front elevation. Electric heater. Built in double wardrobe.

BATHROOM

7' 0" x 5' 8" (2.13m x 1.73m)

Newly refitted with a three piece suite comprising of P shaped panel bath with electric shower over, rainfall shower head and separate shower attachment, pedestal wash hand basin, low level WC. Ceramic tiled surrounds. Karndean flooring. Extractor fan. Obscure double glazed sash window to rear elevation.

LIVING AREA

10' 4" x 12' 0" (3.15m x 3.65m)

Double glazed sash window to rear elevation. Feature electric log effect fireplace. Electric heater. Karndean flooring.

KITCHEN / DINING AREA

7' 7" x 18' 8" (2.3m x 5.7m)

Newly refurbished and fitted with a range of base and wall mounted cupboard units with composite marble effect worksurface over. New integrated appliances including AEG fridge-freezer, Zanussi washer/dryer. AEG electric oven and grill with 4 ring induction hob and stainless steel extractor hood over. Resin sink and drainer with mixer tap over. Karndean flooring. Double glazed window to front elevation.

PARKING

There is no allocated parking within the development however on street parking is available nearby.

TENURE

The Tenure of the Property is Leasehold, the term being 999 years commencing on the 01/06/2006, the ground rent being £100 p/a.

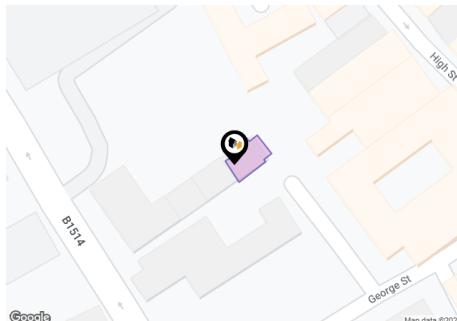
SERVICE CHARGE

The service charge for the block is £1320 p/a.

COUNCIL TAX

The Council Tax Band for the development is A.

Property Overview



Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	578 ft ² / 53 m ²
Plot Area:	0.02 acres
Council Tax :	Band A
Annual Estimate:	£1,384
Title Number:	CB314907
UPRN:	10012047312

Last Sold	£205.02
£/ft ² :	
Tenure:	Leasehold
Start	01/06/2006
Date:	
End Date:	31/05/3005
Lease	From and including 1 June 2006 to and
Term:	including 31 May 3005
Term	983 years
Remaining:	

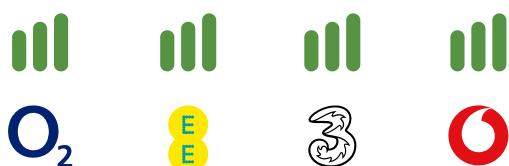
Local Area

Local Authority:	Huntingdonshire
Flood Risk:	Very Low
Conservation Area:	Huntingdon, Huntingdonshire

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

21 mb/s	80 mb/s	- mb/s
		

Mobile Coverage:
(based on calls indoors)

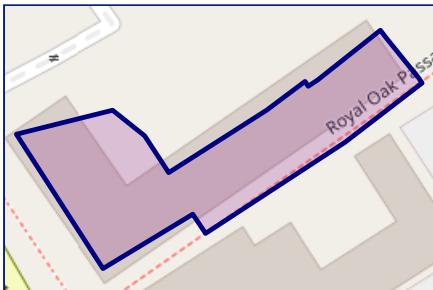


Satellite/Fibre TV Availability:



Property Multiple Title Plans

Freehold Title Plan



CB182406

Leasehold Title Plan



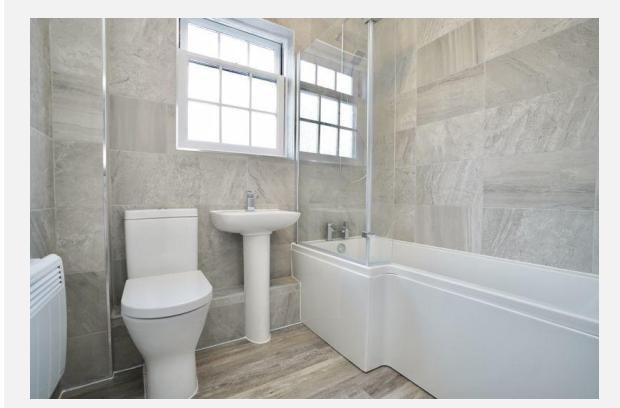
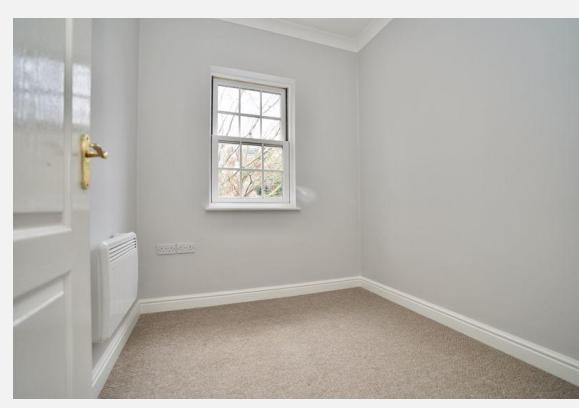
CB314907

Start Date: 01/06/2006
End Date: 31/05/2005
Lease Term: From and including 1 June 2006 to and including 31 May 2005
Term Remaining: 983 years

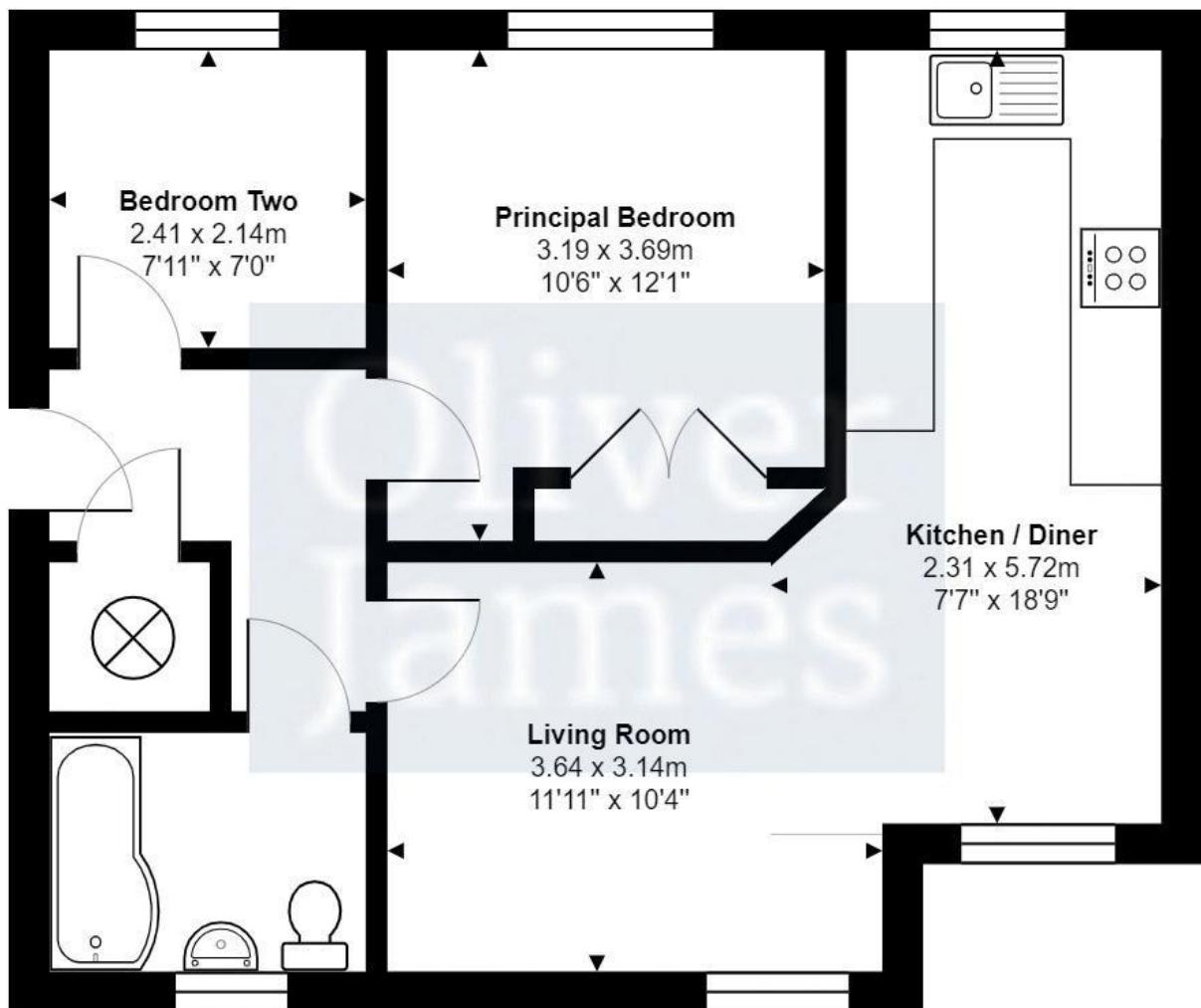
Gallery Photos



Gallery Photos



16, HIGH STREET, HUNTINGDON, PE29



Area: 53.3 m² ... 574 ft²

All measurements are approximate and for display purposes only

**Oliver
James**

Gallery **Floorplan**

16, HIGH STREET, HUNTINGDON, PE29



Property EPC - Certificate

16, Royal Oak Passage, High Street, PE29

Energy rating

C

Valid until 30.04.2028

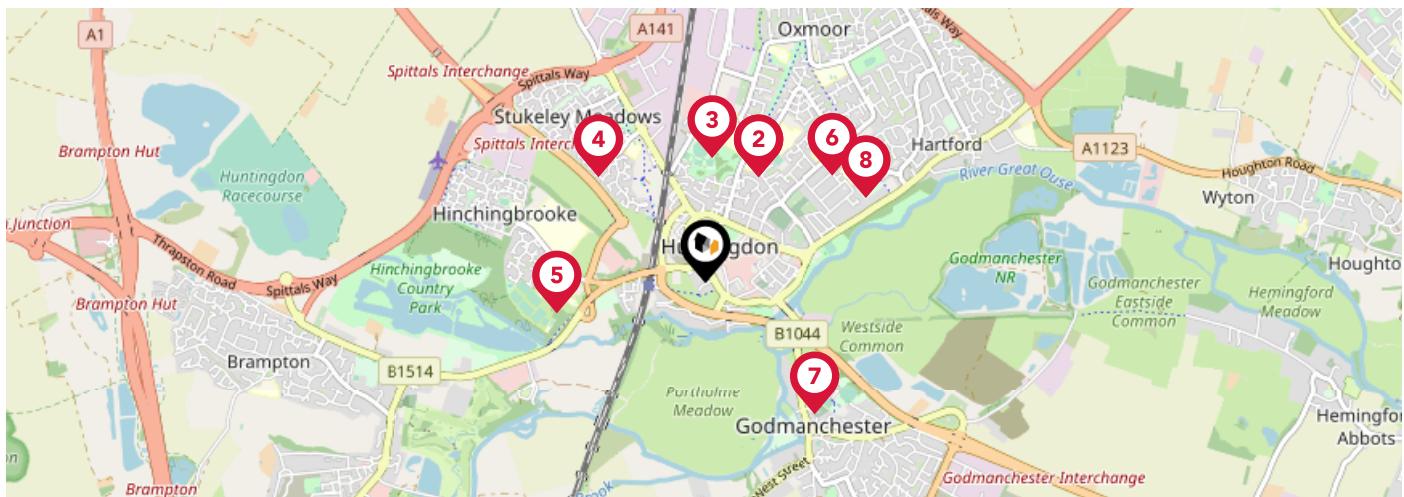
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property EPC - Additional Data

Additional EPC Data

Proprty Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Rental (private)
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	1st
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Electric storage heaters
Main Heating Controls:	Controls for high heat retention storage heaters
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 14% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	51 m ²

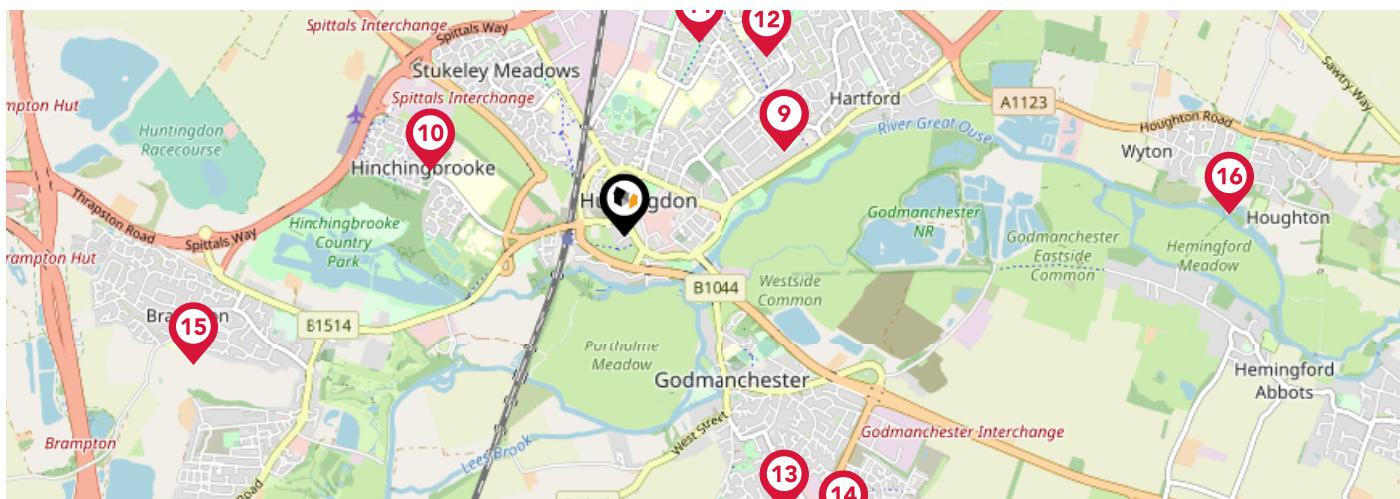
Area Schools



Nursery Primary Secondary College Private

1	Huntingdon Nursery School	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding Pupils: 97 Distance:0.54						
2	Huntingdon Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 457 Distance:0.54						
3	St Peter's School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 1078 Distance:0.56						
4	Stukeley Meadows Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 405 Distance:0.68						
5	Hinchingbrooke School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 1875 Distance:0.69						
6	Spring Common Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding Pupils: 191 Distance:0.75						
7	Godmanchester Community Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 397 Distance:0.78						
8	Hartford Infant School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Not Rated Pupils: 174 Distance:0.82						

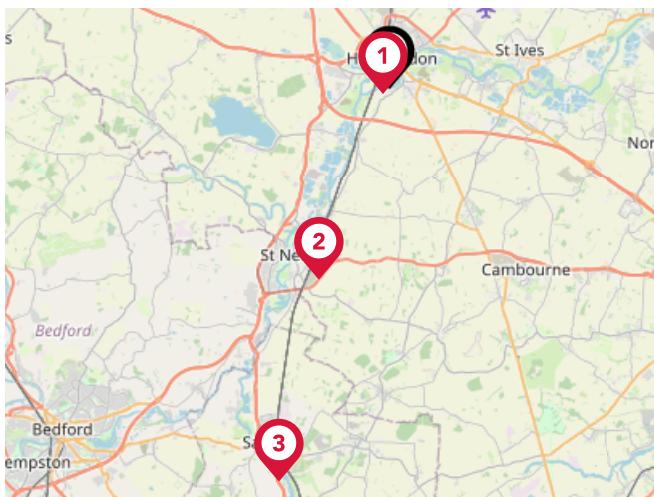
Area Schools



Nursery Primary Secondary College Private

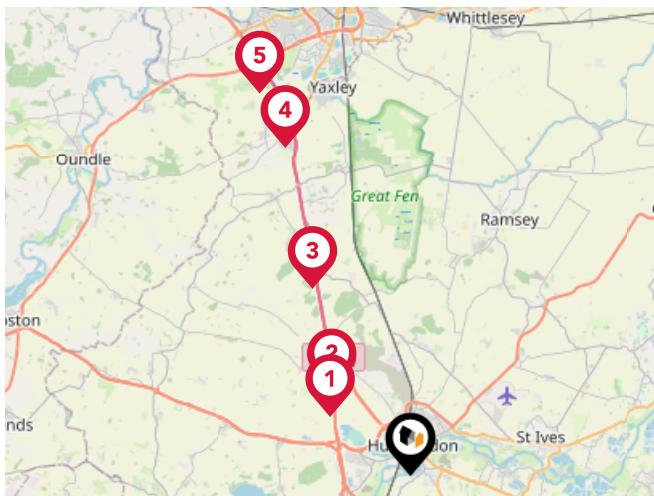
 Hartford Junior School Ofsted Rating: Good Pupils: 227 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Cromwell Academy Ofsted Rating: Requires improvement Pupils: 187 Distance:0.93	<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:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Thongsley Fields Primary and Nursery School Ofsted Rating: Not Rated Pupils: 291 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Anne's CofE Primary School Ofsted Rating: Good Pupils: 206 Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Godmanchester Bridge Academy Ofsted Rating: Good Pupils: 148 Distance:1.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Brampton Village Primary School Ofsted Rating: Good Pupils: 484 Distance:2.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Houghton Primary School Ofsted Rating: Good Pupils: 190 Distance:2.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



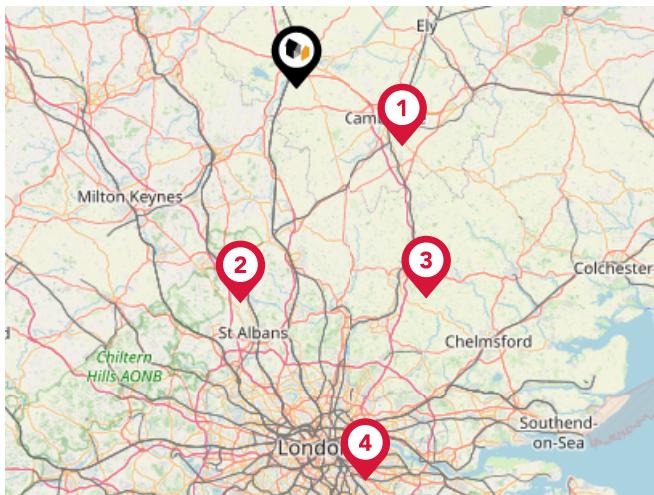
National Rail Stations

Pin	Name	Distance
1	Huntingdon Rail Station	0.29 miles
2	St Neots Rail Station	7.35 miles
3	Sandy Rail Station	14.83 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J13	3.62 miles
2	A1(M) J14	4.21 miles
3	A1(M) J15	7.68 miles
4	A1(M) J16	12.74 miles
5	A1(M) J17	14.89 miles



Airports/Helipads

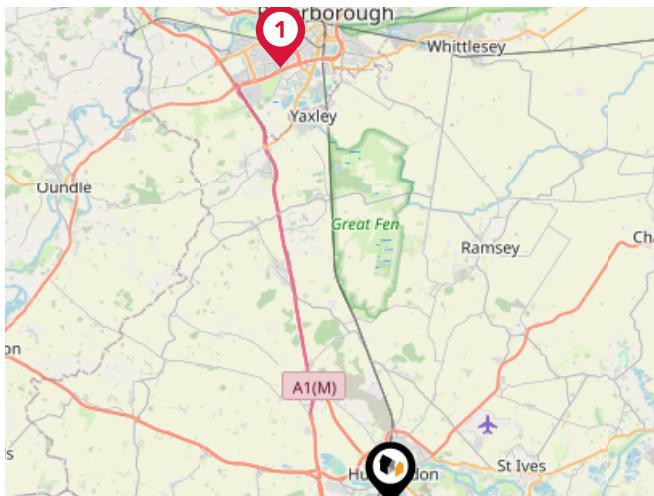
Pin	Name	Distance
1	Cambridge Airport	17.4 miles
2	London Luton Airport	32.26 miles
3	London Stansted Airport	35.89 miles
4	London City Airport	58.13 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	St Johns Street	0.07 miles
2	Millfield Park	0.15 miles
3	Cowper Road	0.19 miles
4	Millfield Park	0.17 miles
5	Brookside	0.23 miles

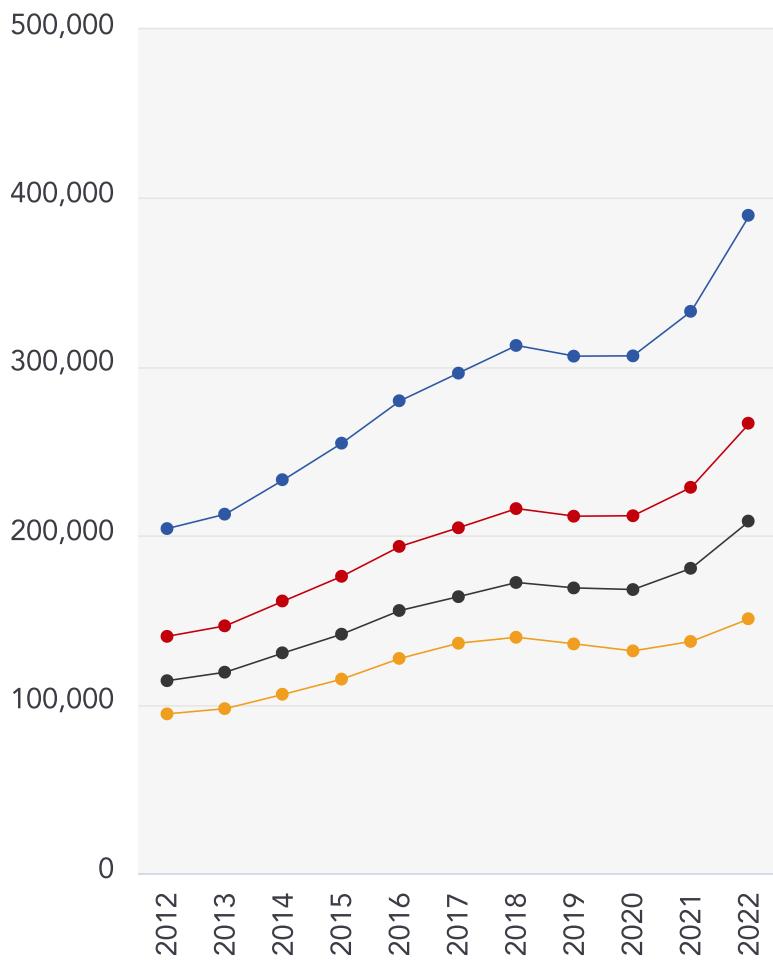


Local Connections

Pin	Name	Distance
1	Orton Mere (Nene Valley Railway)	16.31 miles

Market House Price Statistics

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



Detached

+90.91%

Semi-Detached

+89.98%

Terraced

+82.91%

Flat

+59.7%

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 i

Oliver James Property 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!



Oliver James Property Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.

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