

## Directions

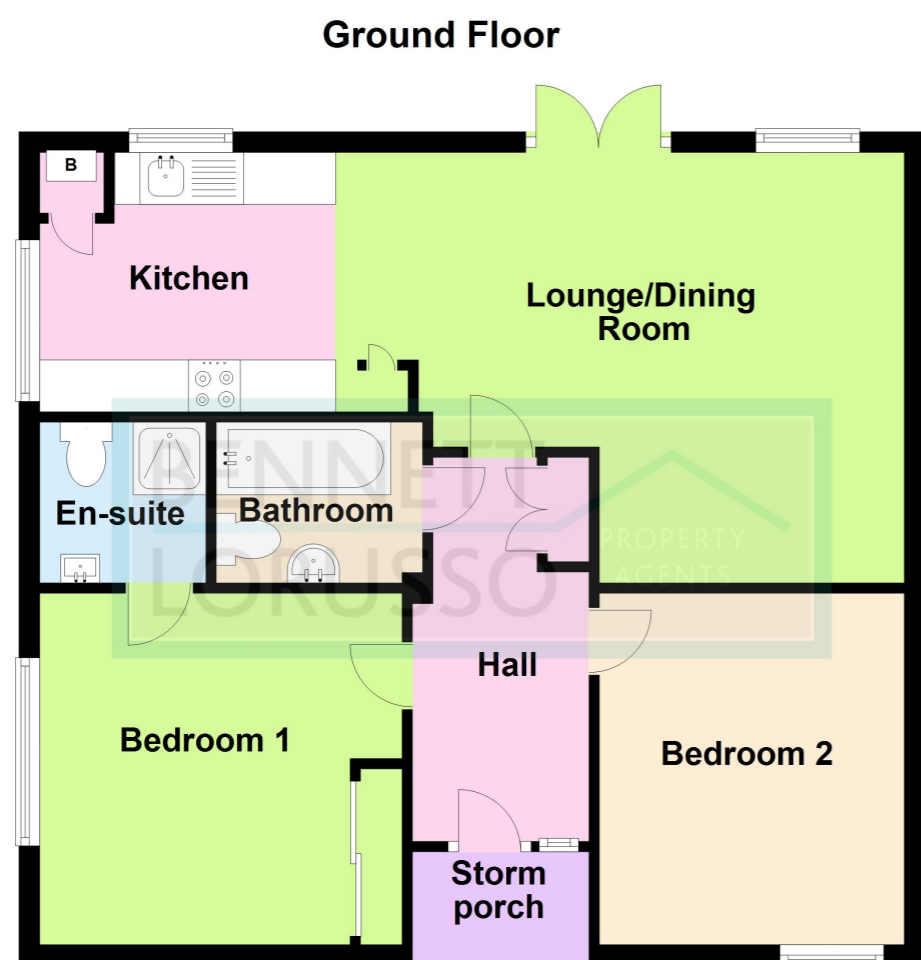
PE19 1NU.

## DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will not be shared with any third party without the express consent of the customer.

## THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from Solicitor or Surveyor. References to the Tenure of a Property are based on the information supplied by the seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars do not form part of any contract. Measurements are believed to be correct within 3 inches. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Total area: approx. 63.5 sq. metres (683.9 sq. feet)

Tel: 01480 211777  
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**BENNETT**  
**LORUSSO** PROPERTY AGENTS



6 Marshall Road, St Neots, Cambridgeshire. PE19 1NU.

**£190,000**

A spacious two double bedroomed ground floor flat, situated in a cul-de-sac location with allocated parking and access to a large shared garden. The well planned accommodation includes a good sized entrance hall, main bathroom and an en-suite shower room, a modern fitted kitchen incorporating some appliances and opening on to a huge living room with French style doors on to the garden. Further benefits include UPVC double glazing, gas fired radiator central heating, quite reasonable service charges and a very long lease length. With no forward chain, early viewing is strongly advised.



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## Ground Floor

**Private Entrance & Hall** UPVC double glazed entrance door, radiator, double built-in cupboard, doors off to:

**Bathroom** Fitted with a three piece white suite comprising a modern panelled bath with mixer tap and mixer shower over, wash hand basin and low level WC, splashback tiling, extractor fan, ceramic tiled floor, heated towel rail.

**Bedroom Two** 3.40m x 2.95m (11' 2" x 9' 8") Double glazed window to the front, radiator.

**Bedroom One** 3.50m x 3.40m (11' 6" x 11' 2") Double glazed window to the side/rear, radiator, double built-in wardrobe, door to:

**En-suite Shower Room** Three piece white suite incorporating a shower enclosure with mixer shower, waterproof boarding and sliding doors, wash hand basin and a low level WC, heated towel rail, extractor fan, ceramic tiled floor, recessed lighting to ceiling.

**Kitchen** 2.80m x 2.50m (9' 2" x 8' 2") A good range of modern fitted base and wall units, stainless steel sink with mixer tap, integrated dishwasher, utility space, ceramic hob and electric oven, tall standing cupboard, two double glazed windows, cupboard housing the gas fired boiler and with plumbing for a washing machine, recessed lighting to ceiling and open plan to:

**Living Room** 5.70m x 4.15m max (18' 8" x 13' 7") A bright and spacious room with French style doors on to the patio and garden, TV points, two double radiators, recessed lighting to ceiling.

## Exterior

**Parking** Allocated to the front of the property.

**Gardens** A paved patio with lighting immediately outside the living room and this leads on to a large communal garden, which is laid to lawn and well screened by a mature hedge, providing good privacy. Bin store and cycle store.

## Notes

LEASEHOLD.  
With an unexpired term of @ 988 years.  
Service charge of @ £75 pcm.  
Any other charges tbc.  
This scheme was completely re-developed by a good local building firm in @ 2014.  
Council tax band is B - £1834.34 pa.  
No chain.  
Traditional brick and tile construction.  
All mains services are connected.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	