

## DATA PROTECTION ACT 1998

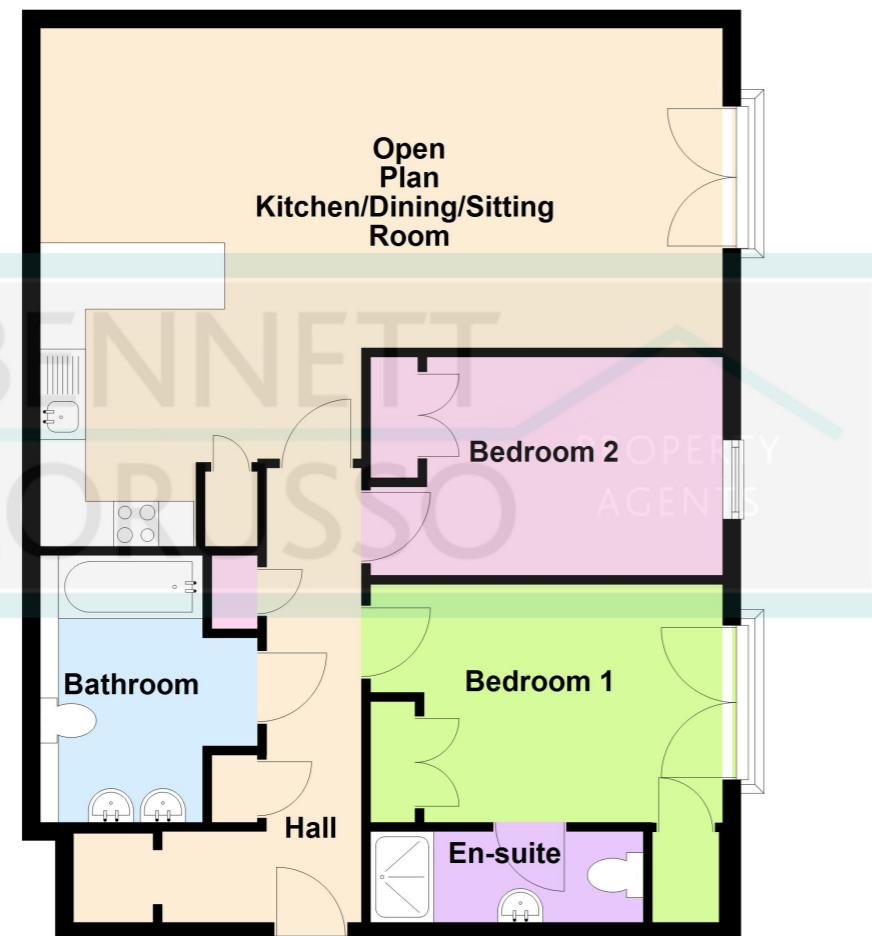
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## THE PROPERTY MISDESCRIPTIONS ACT 1991

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.

### Second Floor

Approx. 74.5 sq. metres (802.0 sq. feet)



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31 Skipper Way, Little Paxton, St Neots, Cambs. PE19 6LT.

**£230,000**

A spacious two double bedoomed second floor apartment, ideally located on this riverside development with great open views over meadowland and the River Great Ouse beyond. The well planned accommodation features an open plan living area with Juliette balcony to the front, a defined dining area opening on to a fitted kitchen with fully integrated appliances, plus two bathrooms and ample storage. Outside, there is allocated undercroft parking plus visitor parking, as well as bin and bike storage facilities. The grounds are attractively landscaped with seating areas, pathways and pleasant riverside walks. Internal viewing is strongly advised!

# Ground Floor

**Entrance** Secure entrance with buzzer system, post box, hallway with stairs rising to the second floor landing.

# Second Floor

**Entrance Hall** Solid entrance door, two built-in cupboards and a further cloaks/airing cupboard, radiator.

**Bathroom** With a four piece white suite comprising a modern panelled bath with mixer tap shower attachment, twin wash hand basins and a close coupled WC, splashback tiling and tiled floor, shaver point, mirror and lighting, heated towel rail.

**Bedroom One** 4.0m x 2.65m (13' 1" x 8' 8") Double glazed French style doors and a Juliette balcony to the front and views over meadow land, double built-in wardrobe, radiator, wall lighting, cupboard housing the gas fired boiler, TV connections, door to:

**En-suite Shower Room** Three piece white suite incorporating a tiled shower enclosure, wash hand basin and WC, splashback tiling, extractor fan, heated towel rail, shaver point and ceramic tiled floor.

**Bedroom Two** 4.0m x 2.45m (13' 1" x 8' 0") Double built-in wardrobe, radiator, double glazed window to the front with views over meadow land.

**Lounge Area** 7.57m x 5.74m overall living area (24' 10" x 18' 10") TV connections including satellite and broadband, radiator, double glazed French style doors and Juliette balcony to the front with meadow views.

**Kitchen Area** Well fitted with a wide range of base and wall units, composite sink and drainer with a 'hose' style mixer tap, integrated washing machine and dishwasher, plus a fridge/freezer, ceramic hob with extractor hood over and oven under, combi microwave oven, cupboard underlighting, splashback and floor tiling, opening on to:

**Dining Area** Radiator, coving to ceiling, opening on to:

## Outside

**Location** Situated on a well regarded waterside development on the outskirts of the village with superbly maintained grounds, seating areas, pathways and pleasant riverside walks.

**Under Croft Parking** Undercover allocated space plus visitor parking. Cycle and bin store.

**Notes** Leasehold.  
Service Charge @ £2,600 pa.  
Lease Term @ 975 yrs unexpired.  
Ground Rent @ £150 pa.  
Council tax band C - £2144.19 pa.  
Set up for fibre broadband.  
A completely smoke and pet free home.



## EPC

