

## Directions

PE19 6GW.

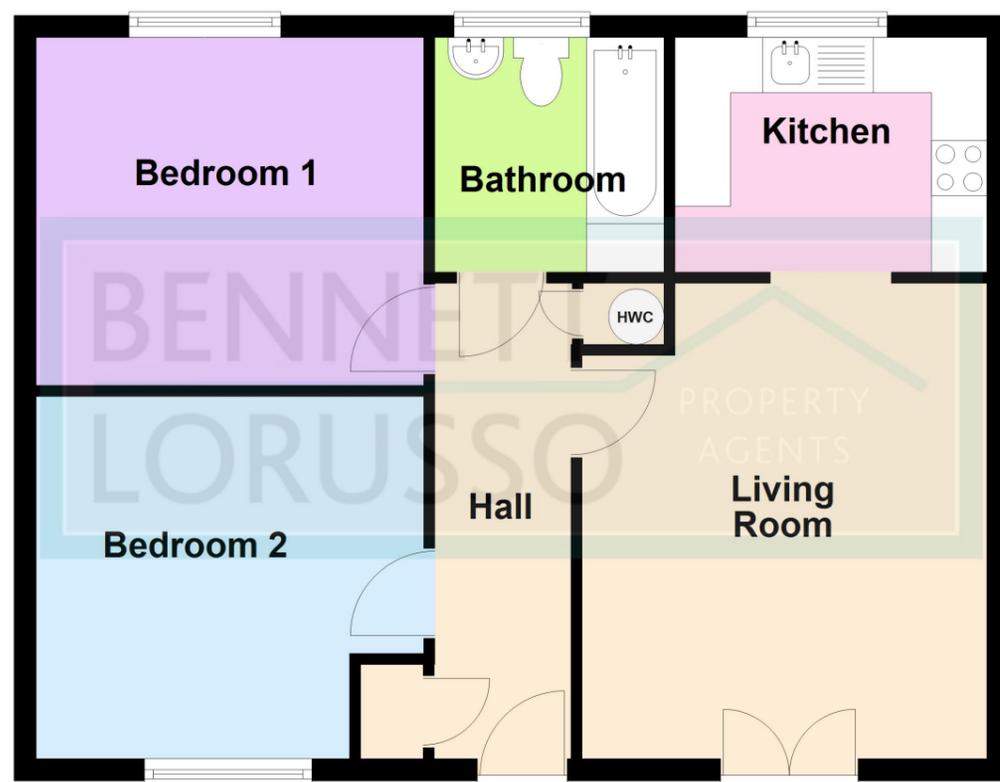
## DATA PROTECTION ACT 1998

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.

### Ground Floor



Total area: approx. 55.9 sq. metres (601.6 sq. feet)

Tel: 01480 211777  
www.bennettlorusso.co.uk

**BENNETT**  
**LORUSSO** PROPERTY AGENTS



30 Dramsell Rise, St Neots, Cambridgeshire. PE19 6GW.

**Offers Over £170,000**

A two bed roomed ground floor apartment in excellent order throughout, ideally situated close to the mainline station and local shops with allocated parking. The well planned accommodation includes entrance hall, two double bedrooms, a stylish white bathroom, generously sized living room with French style doors and a modern fitted kitchen. With no onward chain, we strongly advise early viewing.



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**Entrance Hall** Part double glazed entrance door, electric convector heater, cloaks cupboard, airing cupboard, central heating controls.

**Bedroom One** 3.50m x 3.25m (11' 6" x 10' 8") Double glazed window to the front, electric convector heater, laminate wood effect flooring.

**Bedroom Two** 3.50m x 3.15m (11' 6" x 10' 4") Double glazed window to rear, electric convector heater.

**Bathroom** With a three piece white suite incorporating a modern panelled bath with mixer tap and shower attachment, pedestal wash hand basin and close coupled WC, splashback tiling, extractor fan, shaver point, heated towel rail, ceramic tiled floor, double glazed window.

**Living Room** 4.28m x 3.65m (14' 1" x 12' 0") Double glazed French style doors to the front, TV and broadband connections, two electric convector heaters, opening on to:

**Kitchen** 2.80m x 2.12m (9' 2" x 6' 11") A range of modern fitted base and wall units, integrated washer/dryer, electric oven and hob with stainless steel splashback and extractor hood, further appliance and fridge/freezer space, extractor fan, ceramic tiled floor and double glazed window to rear.

## Outside

**Parking** Allocated parking space immediately to the rear of the flat.

## Notes

Leasehold.  
Lease term 84 yrs unexpired.  
Service Charge @ £1 600 pa.  
Ground rent @ £325 pa.  
Council tax band B - £2,008.42 pa.  
No chain.  
Potential rental income of @ £1,000 pcm.



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>	76	82
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	