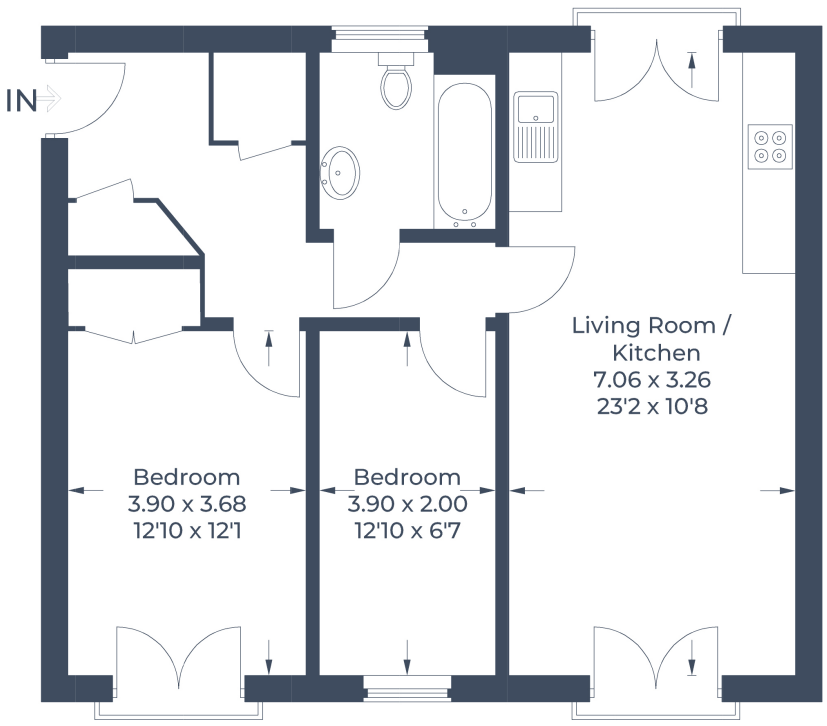
Approximate Gross Internal Area = 59.0 sq m / 635 sq ft
Garage = 14.5 sq m / 156 sq ft
Total = 73.5 sq m / 791 sq ft




(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.
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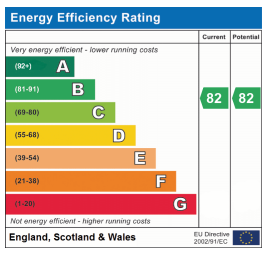


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NAEA National Association of Estate Agents
Zoopla Smarter property search
PrimeLocation.com
rightmove.co.uk
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# 195 Cambridge Road, St Neots, Cambridgeshire PE19 6AH £170,000

- Two double bedrooms.
- GARAGE.
- Walking distance St Neots mainline train station.
- NO FORWARD CHAIN.
- Kitchen with integrated appliances.
- Gas fired radiator central heating.
- Close to bus stops serving Cambridge.

## Introduction

A bright and well presented TWO BEDROOM FIRST FLOOR APARTMENT. Offered for sale with NO FORWARD CHAIN this apartment has an open plan living room with dining area and KITCHEN WITH INTEGRATED APPLIANCES.

The property benefits from an en-bloc GARAGE at the rear.

Situated on the edge of this popular residential development within WALKING DISTANCE OF ST NEOTS MAINLINE TRAIN STATION and bus stops with REGULAR BUSES TO CAMBRIDGE.

## Ground Floor

### Communal Entrance

Secure entrance leading to stairs to all floors. Door to the rear leading to the parking and Garage

## First Floor

### Accommodation

Door to

### Entrance Hall

doors to

### Living Room & Kitchen

French doors to Juliet balcony to the front aspect, radiator, TV point

### Kitchen

a fitted kitchen with base and eye level cupboards with under cupboard lighting, stainless steel single drainer sink unit, electric fan assisted oven, gas hob and extractor, integrated fridge freezer and washer/dryer, French doors to Juliet balcony to the rear aspect

### Bedroom One

French doors to Juliet balcony to the front aspect, radiator, TV point, built in wardrobe

### Bedroom Two

window to the front aspect, radiator

### Bathroom

bath with shower and fully tiled surround, W.C, pedestal wash basin, frosted window, radiator

### Outside

### Garage

Garage en bloc, to the rear of the apartment

### LEASEHOLD

We are informed the the Lease has approx. 107 years remaining.

GROUND RENT - £265 per annum.
SERVICE CHARGE - £199 per month.

Please note this information is provided by the current owner and should be verified by your legal representative.