

## Directions

PE19 8HF.

## DATA PROTECTION ACT 1998

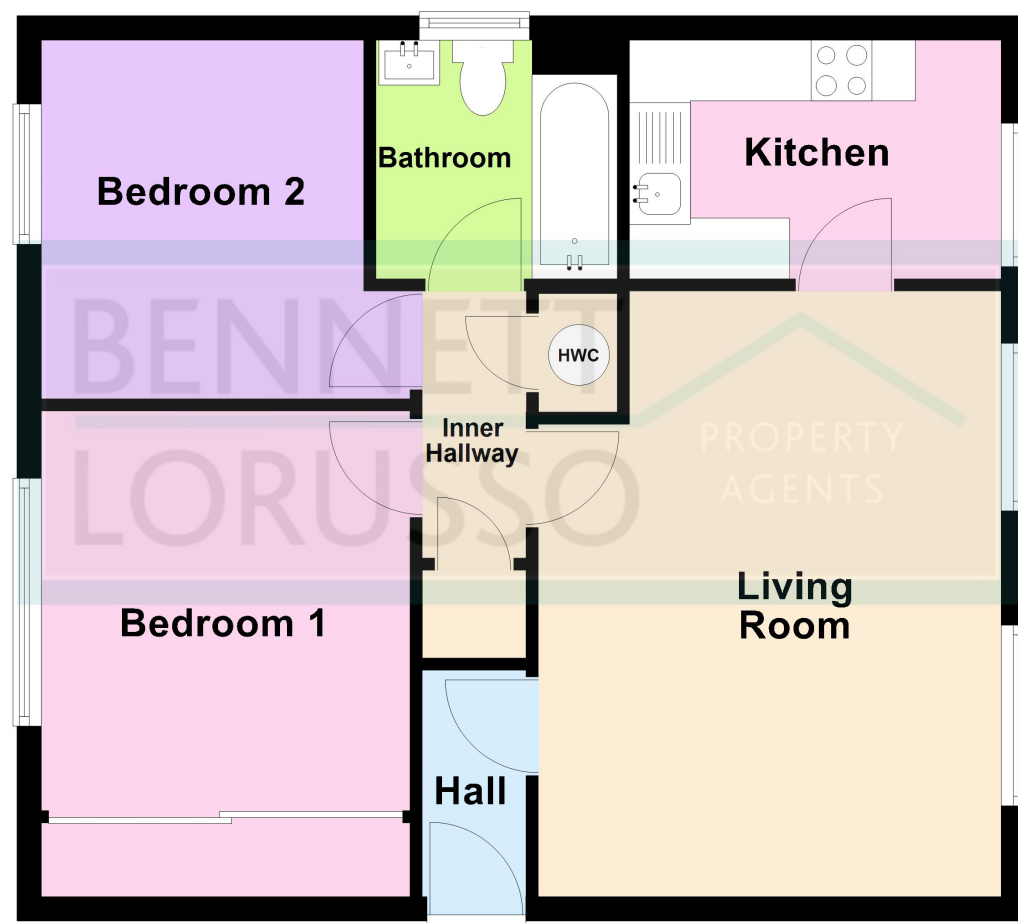
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## THE PROPERTY MISDESCRIPTIONS ACT 1991

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.

### First Floor

Approx. 55.5 sq. metres (597.5 sq. feet)



Flat 8 The Crescent, Eaton Socon, St Neots, Cambridgeshire. PE19 8HF.

**OIEO £180,000**

A spacious two double bedroom first floor flat, part of a very small development in a mature cul-de-sac with good access to amenities. The chain free accommodation includes a large living room and separate white fitted kitchen, a bright bathroom, some fitted wardrobes gas fired radiator central heating and double glazing. Externally, there are shared and well tended gardens, plus a garage and parking space. Rarely available and well worth a look!



17 Steam Flour Mill, Church Street, St Neots, PE19 2AB  
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Ground Floor

**Main Entrance** UPVC double glazed entrance door, further door through to the rear gardens, stairs to the first floor.

First Floor

**Landing** Built-in store cupboard with power 2.55m x 0.87m (8' 4" x 2' 10"), solid front door to:

**Entrance Hall** Courtesy light, access to the loft space, door to:

**Living Room** 4.97m x 3.76m (16' 4" x 12' 4") Two double glazed windows to the front, radiator, TV aerial point, coving to ceiling, door to:

**Kitchen** 3.05m x 1.94m (10' 0" x 6' 4") Fitted with a range of white wood grained base and wall units, wall mounted gas fired boiler, white composite sink and mixer tap, plumbing for washing machine, fridge/freezer space, gas hob and electric oven with extractor hood over, splashback tiling, double glazed window to front, laminate wood effect flooring.

**Inner Hall** Built-in shelved cupboard plus an airing cupboard.

**Bathroom** Three piece white suite comprising panelled bath with electric shower over, pedestal wash hand basin and low level WC, splashback tiling, radiator, double glazed window.

**Bedroom One** 3.93m x 3.03m max (12' 11" x 9' 11") Double glazed window to the rear, radiator, fitted wardrobes to one wall with mirrored sliding doors.

**Bedroom Two** 3.0m x 2.65m (9' 10" x 8' 8") Double glazed window to rear, radiator.

Exterior

**Frontage** Laid to lawn with flower and shrub borders.

**Garage & Parking** Close-by to the side of the property, (second from the right as you look at the block) brick built with up and over door and pitched roof, parking space in front.

**Rear Garden** Shared gardens, enclosed and mainly laid to lawn, well stocked with flowers, plants and shrubs, paved patios, side access, refuse collection area.

**Notes** Leasehold. Currently @ 49 yrs unexpired and a lease extension is under way to add @ 949 years. Service Charge currently £70 pcm, including buildings insurance, this is @ 25% of the maintenance charge for the block. The buyer will become a director of the management company and own a share of the freehold. Council tax band is B - £1919.34 pa. No chain.



EPC

