

## Directions

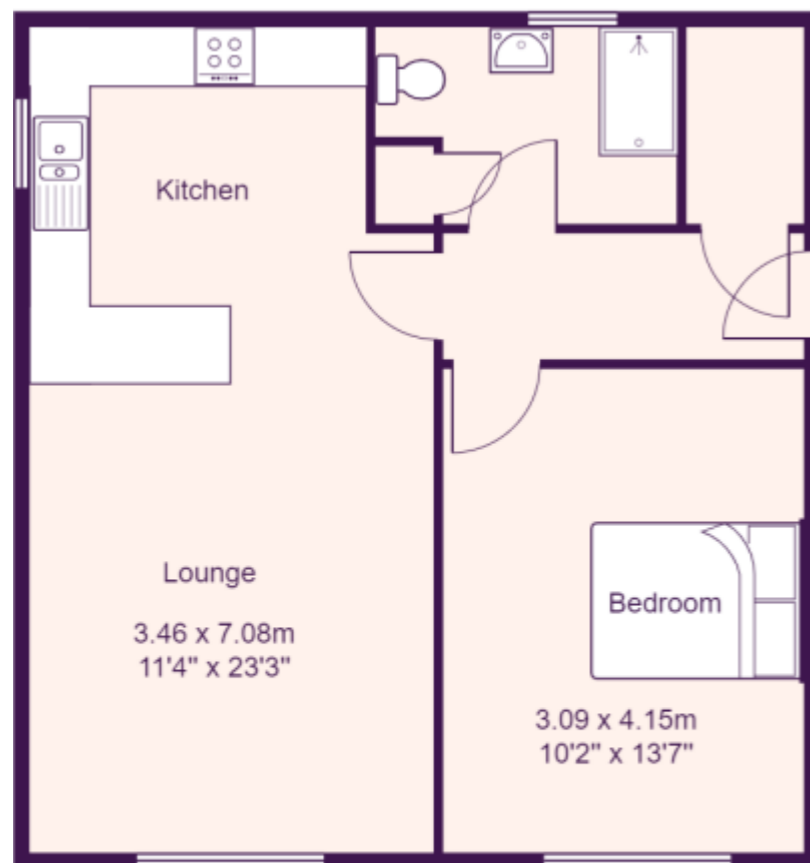
PE19 8GU.

## 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: 46.9 m<sup>2</sup> ... 505 ft<sup>2</sup>

All measurements are approximate and for display purposes only



17 Steam Flour Mill, Church Street, St Neots, PE19 2AB  
Tel: 01480 211777. [www.bennettlorusso.co.uk](http://www.bennettlorusso.co.uk)

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



123 Monarch Road, Eaton Socon, St Neots, Cambs. PE19 8GU.

**OIEO £150,000**

A spacious one bedroom first floor apartment with many fine improvements and well located with off road parking and communal gardens. The bright and thoughtfully planned accommodation includes an open plan living room and modern refitted kitchen, a large double bedroom, a walk-in store cupboard and a refitted bathroom with a large shower enclosure, all with electric heating and double glazing. There is no chain and internal viewing is strongly advised.

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# Ground Floor

**Main Entrance** Double glazed entrance door, hallway and stairs to the first floor, store cupboard.

# First Floor

**Landing** Courtesy light, part glazed wooden door to:

**Entrance Hall** Electric panel heater, large walk-in store cupboard with lighting, access to the loft space.

**Bedroom** 4.12m x 3.1m (13' 6" x 10' 2") Double glazed window to front, electric panel heater.

**Bathroom** With a three piece white suite comprising a large fully tiled shower enclosure with electric shower and sliding doors, pedestal wash hand basin and low level WC, double glazed window, shaver point, extractor fan, heated towel rail, recessed lighting to ceiling, airing cupboard housing the hot water cylinder with immersion heater.

**Kitchen** Fitted with a good modern range of base and wall units, stainless steel bowl & 1/4 sink and mixer tap, plumbing for washing machine, fridge/freezer, ceramic hob with extractor hood over and electric oven under, work surfaces and matching splashback, breakfast bar, double glazed window to the side, recessed lighting to ceiling, opening on to:

**Living Room** 7.08m x 3.45m (23' 3" x 11' 4") (Inc. the kitchen area) Modern electric fire with flame effect, Cable TV connection, double glazed window to the front.

# Outside

**Parking** Parking area with a residents parking scheme.

**Gardens** The owner/resident has use of communal garden areas.

**Note** LEASEHOLD.  
Term @ 88yrs unexpired.  
Ground Rent @ £10 pa.  
Service Charge @£1332 for 2024.  
Council tax band is A £1572.29 pa.  
No chain.



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>	<b>77</b>
(55-68)	<b>D</b>	<b>60</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