

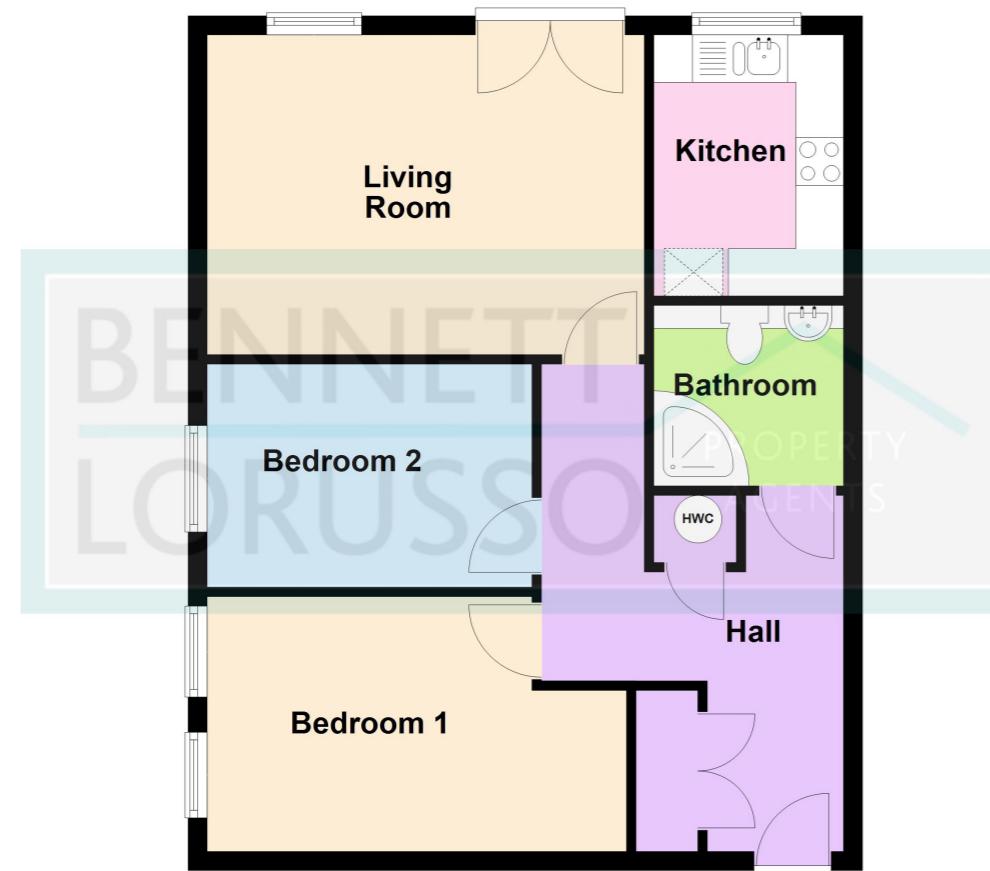
## DATA PROTECTION ACT 1998

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.

### First Floor



Total area: approx. 57.6 sq. metres (619.6 sq. feet)



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



Flat 13 Cavendish Court, Crosshall Road, Eaton Ford, St Neots, Cambridgeshire. PE19 7SR.

Offers Around £300,000

A superbly presented two double bedrooomed first floor flat, well positioned with a great outlook in this prestigious retirement development, close to St Neots town centre. The bright and comfortable accommodation also includes a living room to the front with French style doors and a Juliette balcony, a separate kitchen with fitted white units, a modern fitted bath/shower room with a large enclosure and there is ample storage throughout. Outside, there are attractive landscaped gardens, ample parking spaces as well as allocated undercover parking. This wonderful chain free retirement home benefits from numerous excellent facilities and is well worth a look!

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## Ground Floor

**Main Entrance** Storm canopy, double secure entrance doors with intercom system, a spacious reception area with a feature staircase leading to the first floor, along with a lift too.

## First Floor

**Landing & Private Entrance** Well decorated and with safety lighting, solid door to:

**Hall** Double storage cupboard with lighting, further airing cupboard, electric night storage heater, alarm call panel.

**Living Room** 4.61m x 3.39m (15' 1" x 11' 1") Double glazed window and French style doors with a Juliette balcony to the front, TV and telephone connection points, an electric radiator and a further night storage heater, wall lighting, glazed double doors through to the kitchen.

**Kitchen** 2.73m x 2.0m (9' 0" x 6' 7") Fitted with a good range of white fronted base and wall units, inset white bowl & 1/4 sink with mixer tap, splashback tiling, double glazed window to the front, cupboard unit underlighting, ceramic hob with extractor hood over, split level oven, fridge/freezer space and a plinth heater.

**Bedroom One** 4.40m x 2.74m (14' 5" x 9' 0") A quality range of fitted wardrobes, cupboards and drawers, two double glazed windows to the front aspect, electric night storage heater.

**Bedroom Two** 3.40m x 2.79m (11' 2" x 9' 2") Double glazed window to front, electric panel heater, recessed lighting to ceiling.

**Bathroom** Three piece white suite incorporating a large corner shower enclosure with mixer shower and sliding doors, wash hand basin and fitted cupboards plus a close coupled WC, heated towel rail, mosaic tiled floor, fan heater, extractor fan, recessed lighting to ceiling.

## Outside

**Parking** Allocated under cover parking.

**Facilities** Cavendish Court has some great communal facilities including, a comfortable lounge which also holds social events and has a conservatory with doors out to a raised timber decked terrace, with wonderful park and river views, a house manager, hairdressing salon, guest suites, a laundry room and a library area. There is also a 24-hour alarm call service.

## Notes

Leasehold.

Term 98 years remaining.

Service Charge 2026-2027 £1293.44 per Quarter .Total £

5,173.76 Full Year

Ground Rent £525.36 pa. 2026-2027

No chain.



## EPC

