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Energy Efficiency Rating	
Current	Potential
76	80
Very energy efficient - lower running costs	
A	
B	
C	
D	
E	
F	
G	
Not energy efficient - higher running costs	
England, Scotland & Wales	
2020/1/10	

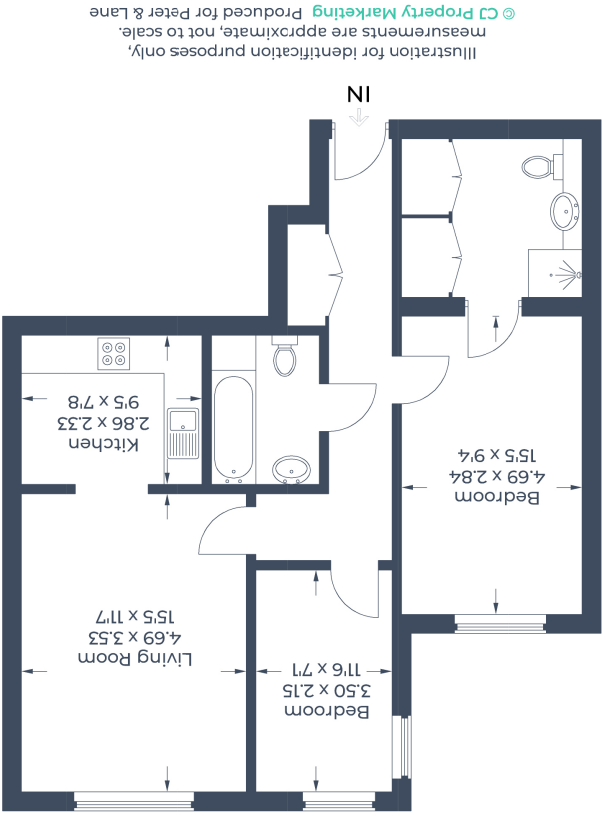


Illustration for identification purposes only.  
measurements are approximate, not to scale.  
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Approximate Gross Internal Area = 69.0 sq m / 743 sq ft







## 108 Old Market Court, St Neots, Cambridgeshire PE19 1DJ

£255,000

- A well presented FIRST FLOOR over 55's Apartment
- Refitted Kitchen & Bathroom
- Popular Town Centre Location
- OFFERED WITH NO FORWARD CHAIN
- En-suite shower room to Master Bedroom
- landscaped Communal Gardens and Parking
- Spacious Living accommodation
- Early Internal Inspection Essential

### Communal Entrance Hall

Approached via security entrance system. Lift and Stairs to all floors

### First Floor

#### Entrance Hall

Approached via entrance door to front aspect, electric heater, built in double airing cupboard housing hot water cylinder and shelved storage area, security intercom system. Doors leading off to Lounge, Bedrooms and Bathroom

#### Lounge

A spacious Lounge with double glazed window to rear aspect offering views over the attractive landscaped gardens, electric heater, television point, coving to ceiling. Arch leading through to Kitchen,

#### Kitchen

A refitted kitchen comprising of inset single drainer stainless steel sink unit with cupboards under. Range of base and wall mounted cupboards offering ample storage, complimentary worksurface, tiled splashback surrounds, pelmet lighting to wall cupboards. Built in electric hob with cooker hood over, and built in electric oven, freestanding fridge freezer and washing machine, coving to ceiling, extractor fan.

#### Bedroom One

Double glazed window to rear aspect offering views over the garden, wall mounted electric panel heater, coving to ceiling. Door to En-Suite shower room

#### En Suite Shower Room

A large En-suite with fitted white suite comprising of low level WC, vanity wash hand basin with cupboards under, tiled shower cubicle, wall and base storage units, tiled splash back surrounds, extractor fan, wall mounted electric heater. Two large built in storage cupboards,

#### Bedroom Two

Double glazed windows to rear and side aspect offering views over the garden, wall mounted electric panel heater, coving to ceiling.

### Bathroom

A refitted white suite comprising of low level WC, pedestal wash hand basin, side panelled bath, fully tiled walls, wall mounted electric heater, extractor fan.

### Communal facilities

Old Market Court communal facilities include a good size residents lounge, Laundry room, Hairdressers, A guest suite, lifts to all floors, parking area, attractive landscaped gardens, external drying area, a development Manager on site Monday to Friday, 24 hour careline throughout the building.

### Lease Details

The lease has been previously extended to 139 year lease from 1st August 1987

### Service Charge and Ground rent

The current service charge is approximately £4500 per annum

The current ground rent is approximately £250 per annum.

