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England, Scotland & Wales	
Energy Rating	Energy Efficiency - Lower running costs
A	92-100%
B	81-91%
C	69-80%
D	55-68%
E	39-54%
F	13-38%
G	1-12%



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes and compass bearings before making any decisions reliant upon them. (ID938580)  
Housepex Ltd



Marbled White Court, Little Paxton, PE19 6SJ  
Approximate Gross Internal Area = 71.6 sq m / 771 sq ft





- Popular development adjacent to the River Great Ouse in Little Paxton.
- Kitchen with integrated appliances.
- Secure allocated under croft parking space.
- Two double bedrooms with En Suite to the primary bedroom.
- First floor with views over River and Lock from reception room and both bedrooms.
- Spacious 29ft reception room with fitted Kitchen



#### Ground Floor

##### Secure Entrance

telecom entry system, door to the under croft parking, stairs to all floors

##### First Floor

##### Accommodation

Door to

##### Entrance Hall

laminate flooring, secure entry handset, large storage & airing cupboard, electric radiator

##### Lounge Dining Room & Kitchen

8.80m x 3.4m (28' 10" x 11' 2"). French doors to Juliet balcony with views over the Lock and River Great Ouse, two electric radiators, laminate flooring, TV point

##### Kitchen

base and eye level cupboards, drawer unit, work surfaces with stainless steel one and a half bowl sink unit, integrated appliances include double electric fan assisted oven, induction hob and extractor, fridge freezer and washer dryer

##### Bedroom One

4.15m x 2.8m (13' 7" x 9' 2"). window to the river aspect with views of the Lock & River Great Ouse, electric radiator

##### En-Suite Shower Room

fully tiled shower, W.C, pedestal wash basin, tiled floor, extractor fan, electric heater

##### Bedroom Two

4m x 2.83m (13' 1" x 9' 3") window to the river aspect with views of the Lock & River Great Ouse, electric radiator

##### Bathroom

bath with shower and fully tiled surround, W.C, pedestal wash basin, tiled floor, electric radiator, shaver socket

##### Outside

##### Parking

an allocated parking space situated in the secure under croft parking

#### Leasehold

This is a LEASEHOLD property.

The original Lease is 125 years from January 1st 2015. Approx. 114 years remaining.

Service Charge £2543 (approximately) per annum  
Ground Rent £250 per annum

These charges will be confirmed by your Solicitor.

#### Agents Notes

The property is offered with NO FORWARD CHAIN. If you would like to arrange a viewing appointment, or have any questions relating to the property, please call our St Neots office on 01480 406400

