

Directions

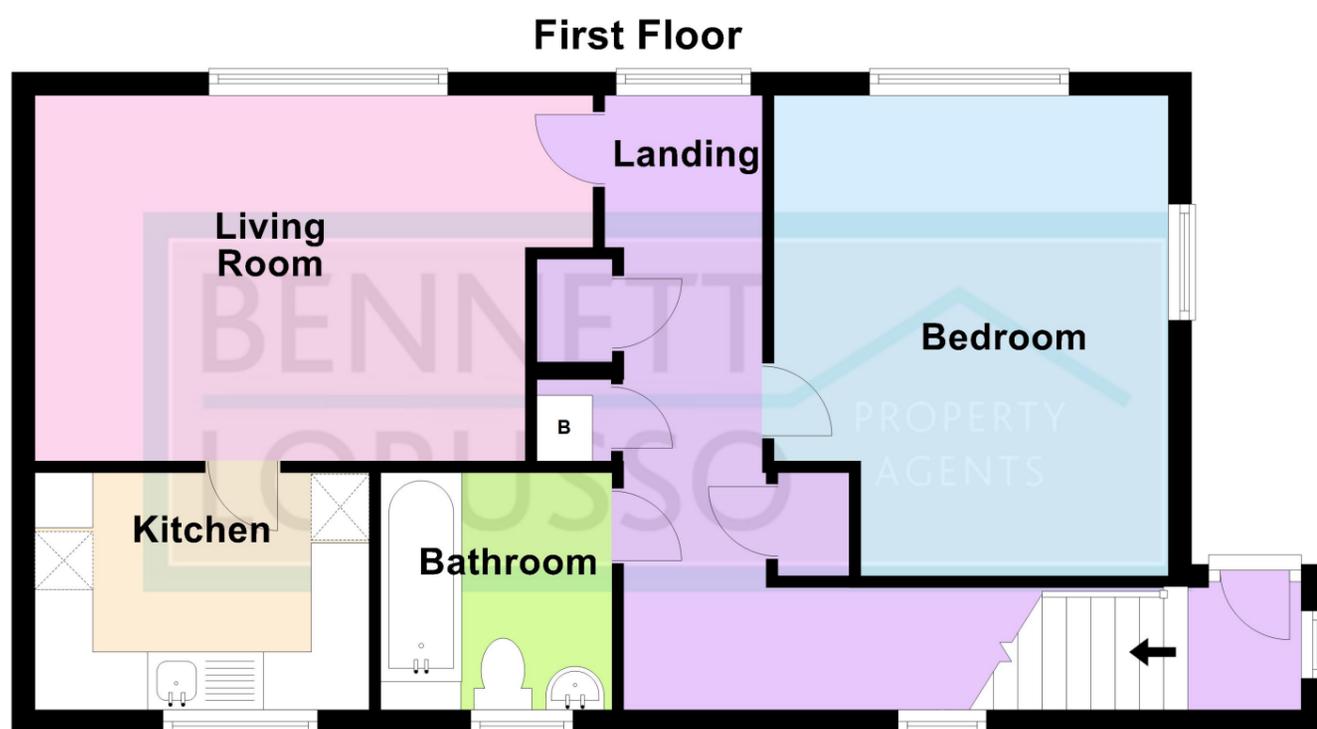
PE19 6BG.

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.



Floor plans are offered for guidance only and are not to scale. As such they cannot be relied upon for any decisions reliant upon them.
Plan produced using PlanUp.



17 Steam Flour Mill, Church Street, St Neots, PE19 2AB
Tel: 01480 211777. www.bennettlorusso.co.uk

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BENNETT
LORUSSO PROPERTY AGENTS



45 Wood Ridge Crescent, St Neots, Cambridgeshire. PE19 6BG.

OIEO £175,000

A spacious one double bedroom maisonette with outside seating and storage space, allocated parking and great views over parkland. The well planned accommodation includes own private entrance with hall and first floor landing, a good sized double bedroom, a modern fitted bathroom and kitchen and a large living room. Situated in this popular location close to St Neots mainline station and presented in good decorative order throughout - we strongly recommend early internal viewing.

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Ground Floor

Entrance Hall Solid entrance door, radiator, laminate wood effect flooring, double glazed window with cat flap, stairs to first floor, recessed lighting to ceiling.

First Floor

Landing Double glazed window, double radiator, access to the loft space, built-in store cupboard, further cupboard housing the gas fired combination boiler, coving to ceiling.

Bedroom 4.10m x 3.36m max (13' 5" x 11' 0") Double glazed windows to the front and side with views over the Park, radiator, TV point, recessed lighting to coved ceiling.

Bathroom Three piece white suite incorporating a modern panelled bath with mixer tap and shower attachment, pedestal wash hand basin and low level WC, double glazed window, shaver point and light, radiator, extractor fan, wood effect ceramic tiled floor, recessed lighting to ceiling.

Kitchen 2.90m x 2.0m (9' 6" x 6' 7") A good range of Beech wood style base and wall mounted units, stainless steel sink, plumbing for dishwasher and washing machine, electric cooker point, splashback tiling, double glazed window to rear, fridge/freezer space, extractor fan, recessed lighting to ceiling.

Living Room 4.99m x 3.15m max (16' 4" x 10' 4") Double glazed picture window to the front with Park views, two double radiators, satellite TV connections with concealed wiring, coving to ceiling with recessed lighting, door to:

Exterior

Allocated Parking Space

Gardens Shared garden with patio and planted area, views over adjacent parkland.

Facilities There is a small covered patio. Shared garden area. A timber shed. Metal lockable bike store.

Notes Council tax band B - £1919.34 pa. Leasehold with approx .117 yrs unexpired. Service Charge of @ £32 pcm.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	