

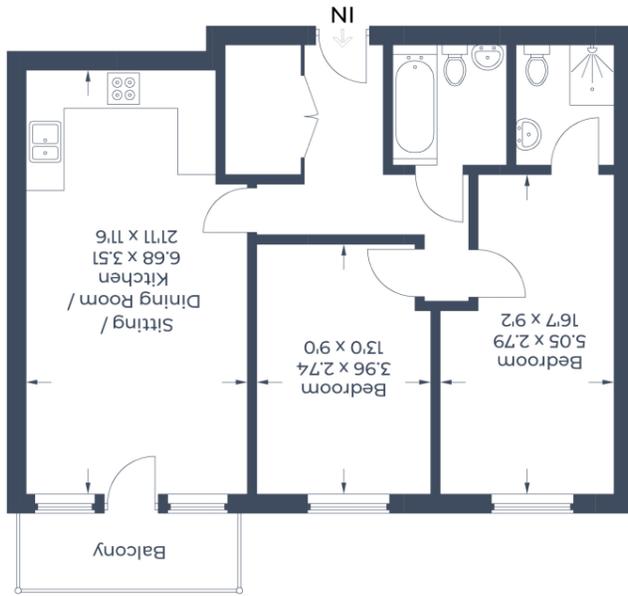
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Energy Efficiency Rating	
Current Rating	Very energy efficient - lower running costs
A	(85-91)
B	(79-84)
C	(73-78)
D	(67-72)
E	(62-66)
F	(55-61)
G	(51-54)
Very energy inefficient - higher running costs	
England, Scotland & Wales	

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 measurements are approximate, not to scale.  
 Illustration for identification purposes only.

**Ground Floor**



## 16 Marbled White Court, Little Paxton, St Neots, Cambridgeshire PE19 6SJ £210,000



- Purpose built Two Bedroom Second Floor Apartment
- Open Plan Living / Dining and Kitchen Area
- Small Balcony from Lounge
- Double Glazed throughout.
- Ideal for first time buyer or as an Investment property
- En Suite Shower Room to Bedroom One
- Integrated Kitchen Appliances
- Secure Allocated Under croft Parking
- Electric Heating
- OFFERED WITH NO FORWARD CHAIN

### Ground Floor

#### Communal Entrance Hall

The communal entrance hall is approached via security telecom entry system, door to the allocated under croft parking, stairs leading to all floors.

### Second Floor

#### Entrance Hall

Laminate wood flooring, security intercom, built in double storage cupboard housing hot water cylinder, electric heater, heating thermostat, telephone point. Doors leading off to all rooms.

#### Lounge Dining Room & Kitchen

6.68m x 3.51m (21' 11" x 11' 6").

Lounge / dining Area - Double glazed French doors leading out to balcony. Laminate wood flooring, electric heater, television point, telephone point, sunken spot lighting to ceiling.

Kitchen Area - Fitted kitchen comprising of inset one and half bowl single drainer stainless steel sink unit with cupboards under. A range of base and wall mounted cupboards offering storage, incorporating drawer units, complimentary work surface, underlighting to wall mounted cupboards, spotlighting to ceiling. A range of integrated appliances to include fridge freezer, slimline dishwasher, washer dryer, electric double oven, electric hob with extractor hood over.

#### Bedroom One

5.05m x 2.79m (16' 7" x 9' 2"). Double glazed window to front aspect, electric heater, telephone point. Door to En Suite shower room.

#### En Suite Shower Room

Fitted white suite comprising of low level WC, pedestal wash hand basin, and fully tiled shower cubicle, extractor fan, electric heater, shaver point, laminate wood flooring, tiled splash back surrounds.

#### Bedroom Two

3.96m x 2.74m (13' 0" x 9' 0"). Double glazed window to front aspect, electric heater, telephone point.

### Bathroom

Fitted white suite comprising of low level WC, pedestal wash hand basin and side panelled bath with shower over, extractor fan, electric heater, laminate wood flooring, shaver point, tiled splashback surrounds.

### Outside

#### Parking

There is one allocated parking space situated in the secure under croft parking area. There are also additional visitor parking spaces to the front of the block.

#### Leasehold

The original lease is 125 years from January 2015. Approximately 114 years remaining.

Ground Rent is £250 per annum

Maintenance / service charge is approximately £2400 per annum

#### Agents Notes

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

