

## Directions

PE19 6GD.

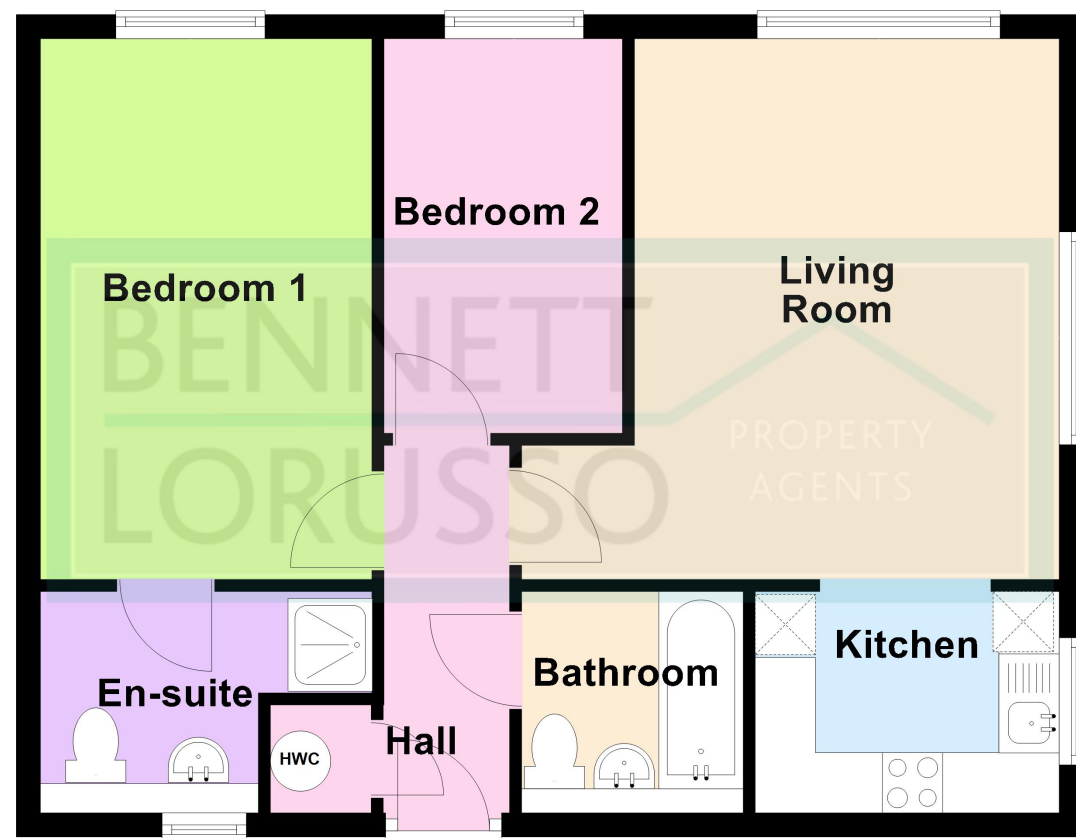
## DATA PROTECTION ACT 1998

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.

### Ground Floor



Total area: approx. 54.3 sq. metres (584.9 sq. feet)

Tel: 01480 211777  
www.bennettlorusso.co.uk



17 Bawlings, St Neots, Cambridgeshire. PE19 6GD.

**£180,000**

A well designed two double bedroomed ground floor apartment with a private parking space and just a few minutes walk from St Neots mainline station. This spacious chain free home features two bathrooms, economical electric heating with UPVC double glazing plus a modern well equipped kitchen and a generously sized living room. Early viewing is recommended, call us to book your time!



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Ground Floor

**Entrance Hall** Solid entrance door, electric convector heater, entry phone, vinyl flooring.

**Bathroom** Three piece white suite incorporating a modern panelled bath with mixer tap shower attachment, wash hand basin and WC, shaver point, extractor fan, ceramic tiled floor, electric convector heater.

**Bedroom One** 4.50m x 2.75m (14' 9" x 9' 0") Double glazed window to side, electric convector heater, door to:

**En-suite Shower Room** Three piece white suite comprising a fully tiled shower enclosure, wash hand basin and close coupled WC, double glazed window, shaver point, extractor fan, electric convector heater.

**Bedroom Two** 3.30m x 1.98m (10' 10" x 6' 6") Double glazed window to side, electric convector heater.

**Living Room** 4.48m x 3.53m max (14' 8" x 11' 7") Double glazed windows to the front and side, electric convector heater, TV points including satellite connection.

**Kitchen** 2.48m x 1.84m (8' 2" x 6' 0") Fitted with a range of wood effect base and wall units, stainless steel sink and mixer tap, plumbing for washing machine, electric hob and oven with extractor hood over, stainless steel and tiled splashbacks, double glazed window to front, fridge/freezer space, ceramic tiled floor.

Outside

**Parking** Allocated space to the rear of the property.

**Notes** Leasehold.  
Remaining term - 138 years.  
Service charge - £1,307.75pa  
Ground rent - £175 pa  
Council tax band - B £1919.34pa.  
Ex-rental, vacant - no chain.



EPC

