



Lodge 1 Banks End Hartford Marina, Wyton PE28 2AA

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Guide Price £169,500

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- Stunning Marina Lodge
- Beautiful Views Over The Marina
- Restaurant And Bar On Site
- Mooring For Day Boat
- Cash Buyers Only
- No Forward Chain

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Panel Door To

Entrance Hall

Panel work to ceiling, laminate flooring, shelved storage cupboard.

Bedroom 1

10' 2" x 8' 6" (3.10m x 2.60m)

Double glazed window to front aspect, wardrobe with hanging and shelving, double panel radiator, laminate flooring.

Bedroom 2

2.90m x 2.00m (9' 6" x 6' 7")

Double glazed window to front aspect, storage cupboard, panel work to ceiling, laminate flooring.

Shower Room

6' 11" x 7' 3" (2.10m x 2.20m)

Fitted in a three piece suite comprising low level WC, vanity wash hand basin, heated towel rail, space for tumble dryer, screened shower enclosure with independent shower fitted over, extractor, sealed unit window to side aspect, laminate flooring,

Sitting Room

19' 4" x 13' 9" (5.90m x 4.20m)

Incorporating Kitchen Area. A light open plan contemporary triple aspect space with windows to three rear aspects, panel work to ceiling, French doors to terrace to rear, concealed LPG gas fired central heating boiler (replaced in March 2022), TV point, telephone points, remote controlled electric fire, Smart thermostat, high vaulted ceiling.

Kitchen

Fitted in a range of base units with work surfaces, central plinth unit incorporating three stool breakfast bar, integral electric oven and gas hob with extractor fitted above, integrated fridge and freezer, plumbing for automatic washing machine, laminate flooring.

Outside

Surrounding the Lodge is a surfaced terrace enclosed by balustrade, with a brick paviour driveway and a small established garden to the front of the Lodge, solar powered LED lights under balustrade and on roof line of property.

Agents Note

This property is served by Calor Gas

Tenure

Leasehold on a 12 month rolling licence
Management Charge currently - £5,500 per annum (including mooring fee, mains drainage and mains water charges)
Hartford Marina is managed by Tingdene
Council Tax Band - B

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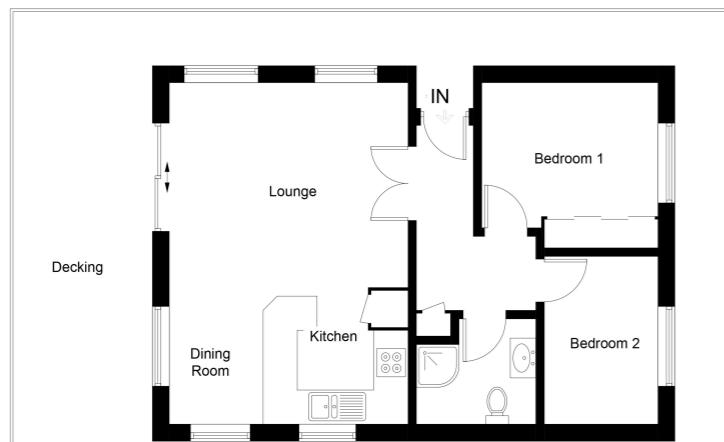
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Approximate Gross Internal Area = 51 sq m / 549 sq ft



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, shapes and compass bearings before making any decisions reliant upon them. (ID951839)
Housepix Ltd



Huntingdon
60 High Street
Huntingdon
01480 414800

Kimbolton
24 High Street
Kimbolton
01480 860400

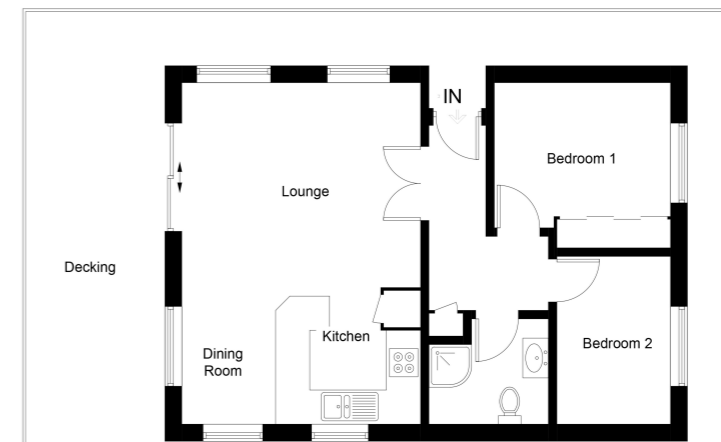
St Neots
32 Market Square
St. Neots
01480 406400

Mayfair Office
Cashel House
15 Thayer St, London
0870 1127099

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