

Directions

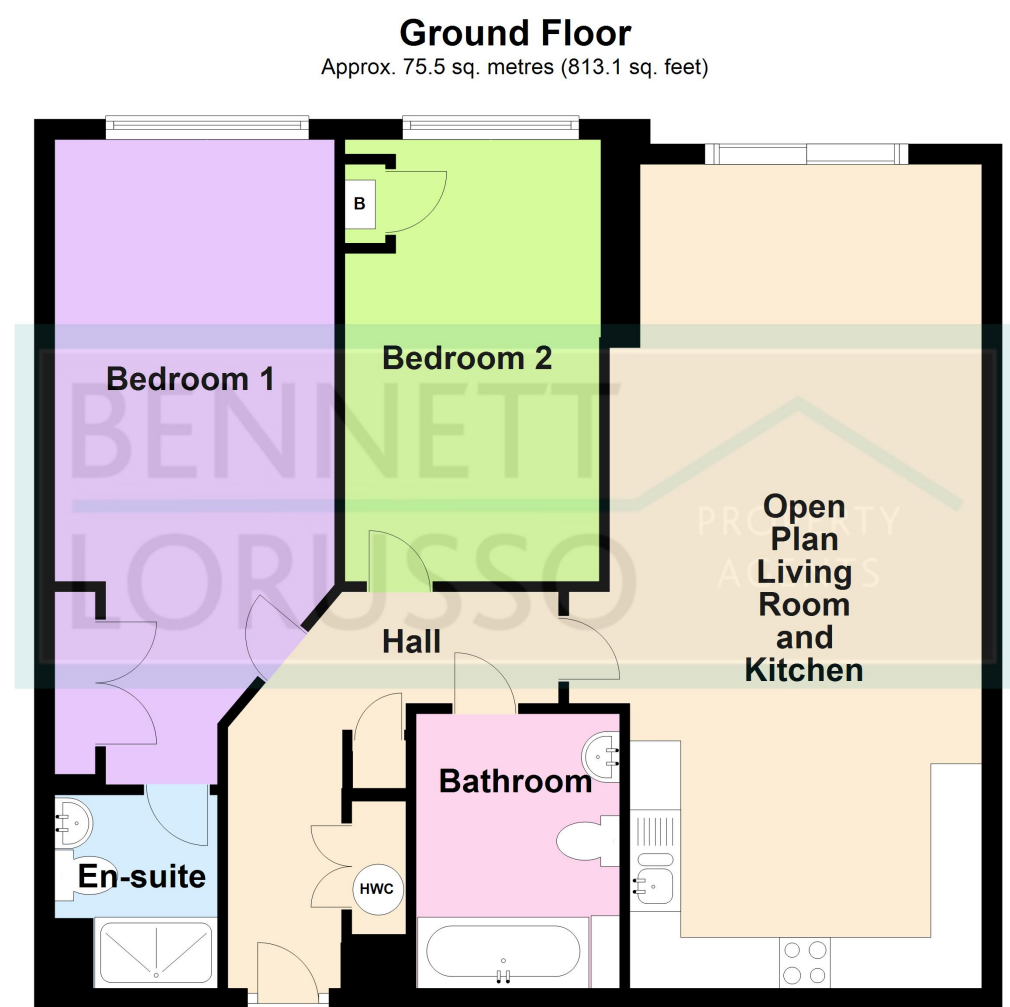
Pe19 6BU.

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.



Tel: 01480 211777
www.bennettlorusso.co.uk

**BENNETT
LORUSSO** PROPERTY
AGENTS



4 Red Admiral Court, Little Paxton, St Neots, Cambridgeshire. PE19 6BU.

£230,000

A quality ground floor apartment with two large double bedrooms, direct access on to a garden area and private parking, ideally situated in this well served riverside village with pleasant walks, just over a mile or so from St Neots town centre and mainline station. The excellent accommodation also includes two well equipped bathrooms, a spacious living room with doors on to the garden area and a fitted kitchen with fully integrated appliances. We strongly recommend internal viewing of this stylishly designed home with no chain.



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Ground Floor

Main Entrance Main door with secure telephone entry, carpeted lobby with safety lighting and fire doors giving access to the ground floor flats. A lift is available to other floors.

Entrance Hall Solid wooden entrance door, double airing cupboard with storage and housing the hot water cylinder, entry phone, radiator and a further built-in cupboard.

Bathroom Fitted with a three piece white suite comprising a modern panelled bath with central taps and shower, wash hand basin and low level WC, shaver point, fitted mirror, tiled floor, extractor fan, chrome heated towel rail, recessed lighting to ceiling.

Bedroom One 6.13m x 2.75m (20' 1" x 9' 0") Double glazed window to the front, radiator, fitted smoked mirrors and feature headboard, double built-in wardrobe, door to:

En-suite Shower Room Three piece white suite including a large double shower enclosure with sliding door, wash hand basin and low level WC, tiled floor, fitted mirror, shaver point, chrome heated towel rail, extractor fan and recessed lighting to ceiling.

Bedroom Two 4.25m x 2.78m (13' 11" x 9' 1") Double glazed full length window to front, radiator, built-in cupboard housing the gas fired boiler.

Kitchen 8.10m x 3.24m inc. the living room (26' 7" x 10' 8") A range of white fronted base and wall units, integrated dishwasher, fridge /freezer and washer dryer, stainless steel bowl & 1/4 sink with mixer tap, pull-out larder unit, stainless steel gas hob with extractor hood and splashback, split level electric oven, tiled floor, recessed lighting to ceiling.

Living Room Two double radiator, TV connections, double glazed sliding patio doors on to the garden area (a seating area surrounded by mature shrubs, which is part of the communal gardens but private), opening on to the kitchen.

Exterior

Gardens With lawned areas and established shrubs.

Parking Allocated parking space plus general visitor parking.

Note LEASEHOLD.
Lease Term @ 115 YRS UNEXPIRED.
Service Charge @ £1300 pa TBC.
Ground Rent @ £275 pa TBC.
Council Tax band - B £1834.34 pa.
Facilities, general gardens, refuse store and bike store.
Many items of furniture are available by separate negotiation.
Carpets, curtains, blinds and light fittings are included in the sale.
Gas fired radiator central heating.
No chain.



EPC

