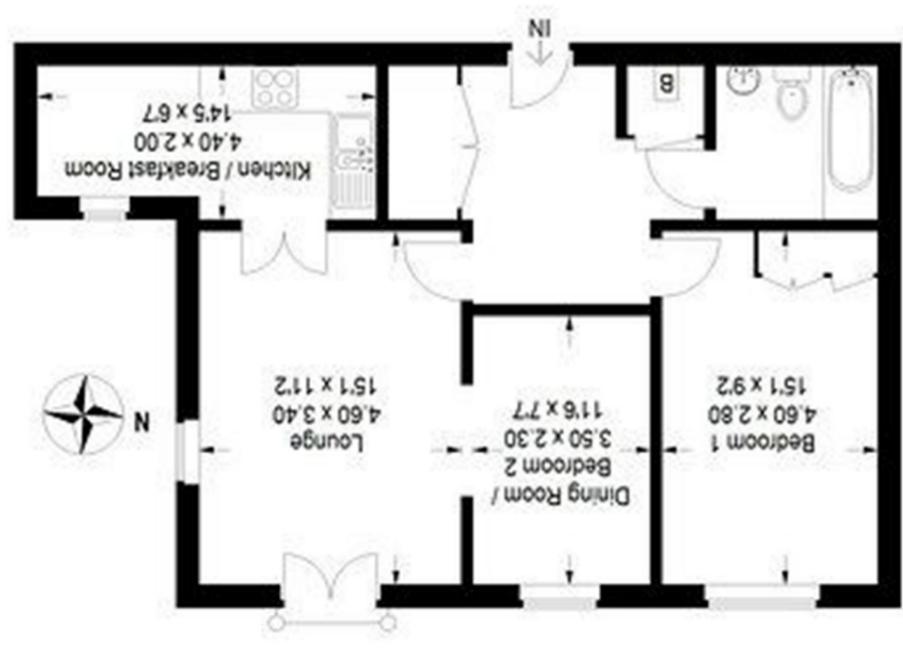


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever in relation to this property.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Very energy inefficient - higher running costs
A	G
B	F
C	E
D	D
E	C
F	B
G	A
83	81

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



Approximate Gross Internal Area  
63.4 sq m / 682 sq ft  
Cavendish Court, Cross Hall Road, PE19 7SR





## 24 Cavendish Court, Eaton Ford, St Neots PE19 7SR

£270,000

- A beautifully presented FIRST FLOOR APARTMENT situated within this sought after and attractive RETIREMENT DEVELOPMENT for the over 55's.
- Formerly TWO BEDROOMS, the second bedroom converted to a DINING ROOM.
- All floors served by a lift.
- Refitted Kitchen with integrated Neff appliances.
- Secure allocated parking.
- NO FORWARD CHAIN.



### Ground Floor

#### Communal Entrance

Communal entrance with LIFT & STAIRS to all floors

#### First Floor

#### Accommodation

Door to

#### Entrance Hall

coved ceiling, electric night storage heater, cloaks cupboard with hanging and shelved storage space, cupboard housing hot water cylinder

#### Lounge

4.58m x 3.39m (15' x 11' 1") French doors with Juliet balcony to the rear aspect with views of the riverside park and River Great Ouse, window to the side aspect, coved ceiling, electric radiator, TV point, wall light points, glazed double doors to the Kitchen Breakfast Room, arch through to

#### Dining Room (Bedroom Two)

3.52m x 2.30m (11' 7" x 7' 7") window to the rear aspect, coved ceiling, electric heater

#### Kitchen Breakfast Room

4.42m x 1.99m (14' 6" x 6' 6") refitted and comprising soft-close base and eye level cupboards, drawer units, work surfaces with single drainer sink unit, integrated Neff appliances to include fan assisted electric oven, hob and extractor, dishwasher and fridge freezer, pull-out waste/recycling cupboard, window to the rear aspect

#### Bedroom One

3.90m x 2.78m (12' 10" x 9' 1") (not including wardrobe depth) window to the rear aspect with views over the riverside park and River Great Ouse, coved ceiling, electric night storage heater, built in double wardrobe

#### Shower Room

fully tiled and comprising large shower enclosure, vanity unit with W.C and wash basin, towel radiator, electric fan heater

#### Outside

one allocated secure under-croft parking space and beautifully maintained communal gardens

### Leasehold

The original LEASE is for 125 years from 26th November 1999 and therefore has approx. 100 years remaining.

SERVICE CHARGE for 2024 was £4,633.20 per annum.

GROUND RENT £525.37.

