

Energy Efficiency Rating	
Current Rating	Potential Rating
A (92-100)	A (92-100)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (29-38)	F (29-38)
G (1-28)	G (1-28)

Energy Efficiency - higher rating code  
Energy Efficiency - lower rating code

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.

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. (ID952704)



**Chandlers Wharf St Neots, PE19 2AL**  
 Approximate Gross Internal Area = 109.7 sq m / 1181 sq ft  
 (Including Garage)





## 6 Chandlers Wharf, St Neots, Cambridgeshire PE19 2AL

£370,000

- Town centre gated location.
- Balconies off both Lounge and Bedroom One overlooking St Neots Marina.
- Utility Room.
- Beautifully presented throughout.
- Two En-Suite Bedrooms.
- Refitted Kitchen and Bathrooms.
- Garage.
- 1150 sqft.



### Ground Floor

#### Accommodation

Part glazed door to

#### Entrance Hall

stairs to half-landing, radiator, tiled floor

#### Cloakroom

W.C, pedestal wash basin, radiator, tiled floor, frosted window

#### Lounge

double height ceiling, French doors to a Balcony overlooking St Neots Marina, feature fireplace, TV point, radiator, wall lights, stairs up to the Kitchen Dining Room

### First Floor

#### First Floor Landing

stairs to the Second Floor Landing, radiator, smoke detector.

#### Kitchen Dining Room

refitted with base and eye level cupboards, glass fronted display cabinets, pull-out larder unit, work surfaces with tiled splash backs and stainless steel one and a half bowl sink unit, integrated appliances to include Neff electric fan assisted oven, microwave, Stoves 5 burner gas hob and extractor, integrated dishwasher and space for fridge freezer, gas fired boiler, two windows to the front aspect, wood flooring, radiator

#### Utility Room

work surface, plumbing for washing machine, space for tumble dryer, radiator, frosted window

### Second Floor

#### Second Floor Landing

built in storage cupboard, smoke detector.

#### Bedroom One

French doors to a Balcony overlooking St Neots Marina, coved ceiling, radiator

#### En-Suite Bathroom

refitted and comprising bath with mixer taps, hand-held shower attachment and rain shower, vanity unit with wash basin and W.C, towel radiator, electric shaver socket, extractor fan.

#### Bedroom Two

two windows to the front aspect, two fitted wardrobes, radiator, access to loft space.

#### En-Suite Wet Room

a fully tiled wet room with shower, W.C, wash basin, electric towel radiator, under floor heating, extractor fan.

#### Outside

#### Garage

up and over door, power & light

#### AGENTS NOTE

Chandlers Wharf is subject to a management charge for the upkeep of communal areas, lighting, external window cleaning and the operation of the electric gates, both vehicular and pedestrian.

The annual service charge payable is to be confirmed. It is believed to be in the region of £1000 per annum

#### Contact Us

If you require any additional information or would like to arrange a viewing, please call our St Neots Office on 01480 406400.

