

## Directions

PE19 2PP.

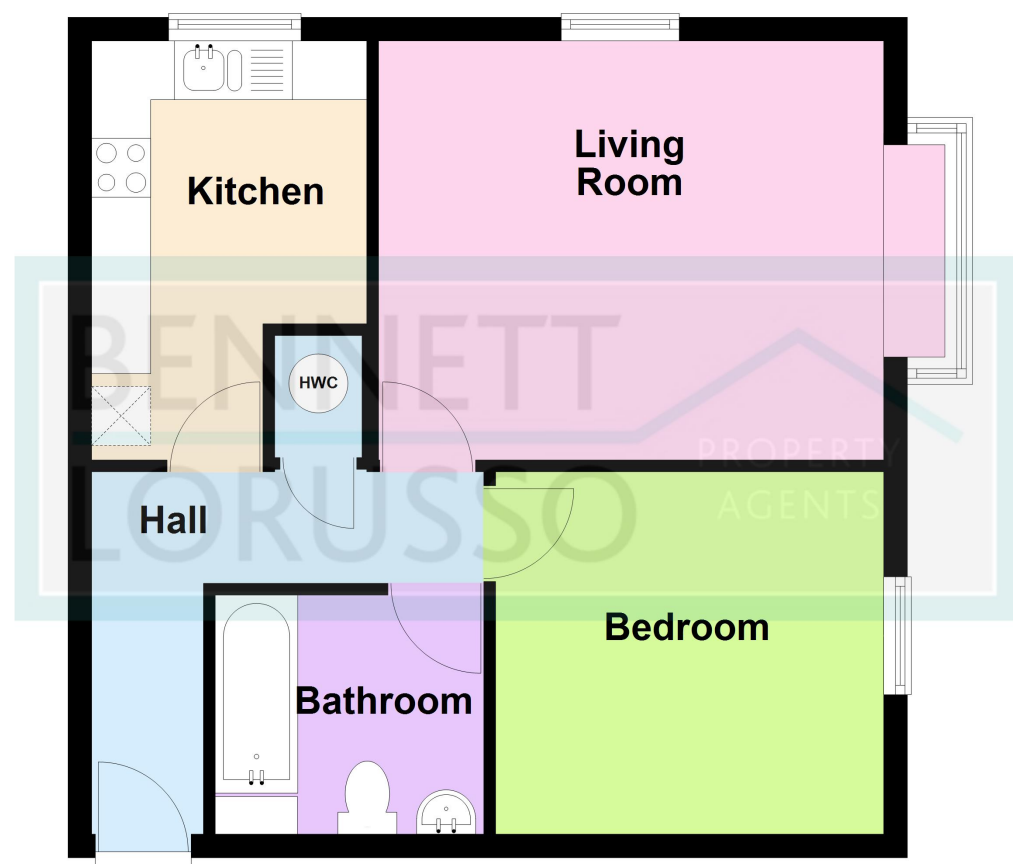
## DATA PROTECTION ACT 1998

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. 45.6 sq. metres (491.2 sq. feet)



17 Steam Flour Mill, Church Street, St Neots, PE19 2AB  
Tel: 01480 211777. [www.bennettlorusso.co.uk](http://www.bennettlorusso.co.uk)

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83 Andrew Road, Eynesbury, St Neots, Cambridgeshire. PE19 2PP.

OIEO £140,000

A bright and spacious one double bedroom, ground floor apartment with some great recent improvements and allocated parking space. Features include a refitted contemporary grey kitchen and a modern white bathroom suite with 'Power' shower, a good sized double aspect living room, UPVC double glazing, quality hard flooring, economical electric panel heating and well tended communal gardens. Situated in a good residential area with green spaces, a leisure centre and huge supermarket very close-by, there is no onward chain and internal viewing comes highly recommended.

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Ground Floor

**Main Entrance** Main door, secure entry via intercom. Hallway with staircase to all floors and access to ground floor flats.

**Private Entrance** Solid entrance door, laminate wood effect flooring, built-in cupboard, entry phone.

**Bathroom** A modern three piece white suite comprising panelled bath with dual head power shower over, vanity wash hand basin and a close coupled WC, splashback tiling, extractor fan.

**Bedroom** 3.28m x 3.05m (10' 9" x 10' 0") Double glazed window to the side.

**Living Room** 4.29m x 3.56m (14' 1" x 11' 8") Two night storage heaters, double glazed windows to the rear and side, laminate wood effect flooring, Cable TV and broadband connections.

**Kitchen** 3.56m x 2.32m (11' 8" x 7' 7") Refitted with a contemporary range of grey base and wall units, ceramic hob with extractor hood over and split level electric oven, stone bowl and 1/4 sink with mixer tap, fridge/freezer space, integrated dishwasher and plumbing for washing machine, splashback tiling, double glazed window to rear, laminate wood effect flooring.

Outside

**Parking** Allocated parking space in the carpark to the front, water tap available.

**Notes** LEASEHOLD.  
Service charge £2100 pa.  
Ground rent £118 pa.  
Lease term 88 yrs remaining.  
NO chain.  
Communal gardens, laid to lawn.  
Refuse storage area.



EPC

