

Directions

PE19 7QN.

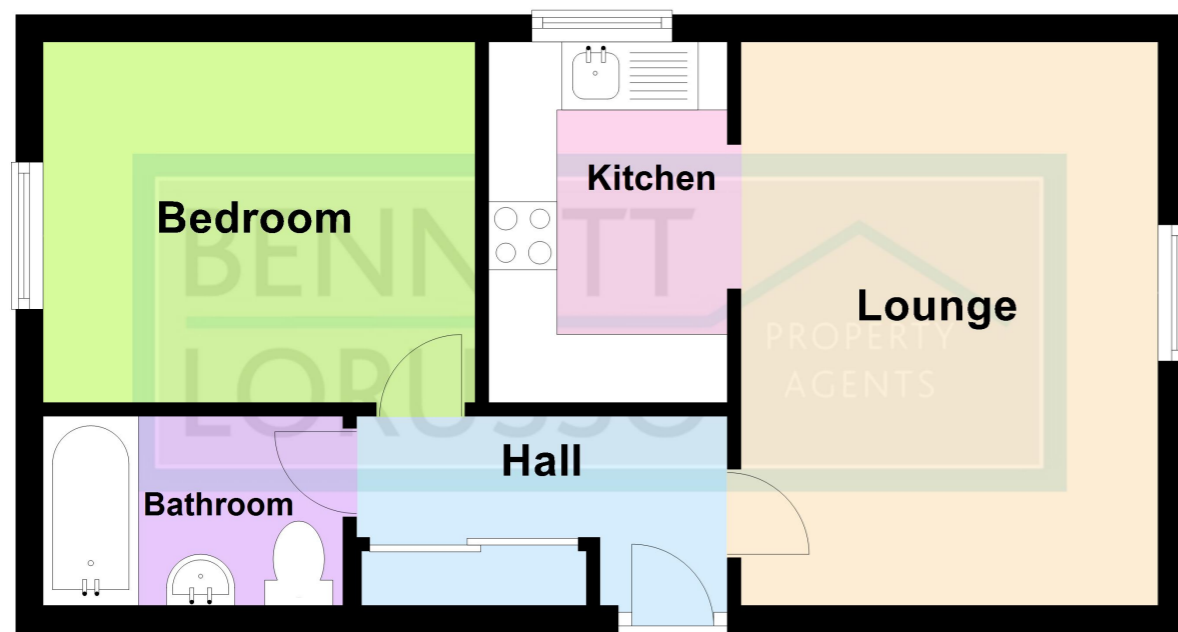
DATA PROTECTION ACT 1998

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.

Second Floor



Total area: approx. 34.1 sq. metres (367.1 sq. feet)

Floor plans are offered for guidance only and are not to scale. As such they cannot be relied upon for any decisions reliant upon them.

Plan produced using PlanUp.



17 Steam Flour Mill, Church Street, St Neots, PE19 2AB
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BENNETT
LORUSSO PROPERTY AGENTS



30 Langwood Close, Eaton Ford, St Neots, Cambridgeshire. PE19 7QN.

£140,000

A modern one bedroom second floor apartment with well planned accommodation and situated in a highly desirable location with private parking. Included is UPVC double glazing, electric heating, an entry phone system, white bathroom suite with an electric shower, fitted wardrobes and a living room opening on to a cream coloured kitchen. There is a long unexpired lease, thus helping to make this a great first time buy or investment with no onward chain. Call to arrange your viewing.

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Ground Floor

Entrance Glazed entrance door with secure intercom entry, stairs rising up to the second floor.

Second Floor

Landing Solid door to;

Entrance Hall Entry phone, electric panel heater, laminate wood effect flooring, double airing/storage cupboard, access to the loft space.

Bathroom Three piece white suite comprising a modern panelled bath with electric shower over, shaver point, extractor fan, splashback tiling, heated towel rail.

Bedroom 3.17m x 2.57m (10' 5" x 8' 5") Double glazed window to the rear aspect, electric panel heater, triple fitted wardrobe, coving to ceiling.

Living Room 4.14m x 3.06m (13' 7" x 10' 0") Laminate wood effect flooring, double glazed window to the front, TV points, night storage heater and an electric panel heater, coving to ceiling, opening on to:

Kitchen 2.65m x 1.75m (8' 8" x 5' 9") Fitted with a good range of Cream coloured base and wall units, splashback tiling, ceramic hob with electric oven, Oak work surfaces, plumbing for washing machine, stainless steel sink and mixer tap, extractor fan, further utility space, laminate wood effect flooring, double glazed window to the front/side.

Exterior

Parking Allocated parking space round to the rear, plus visitor parking available.

Notes LEASEHOLD.
Lease term @ 899 yrs.
Service charge @ £100 pcm. TBC
Council tax band is A £1572.29 pa.

