

## Directions

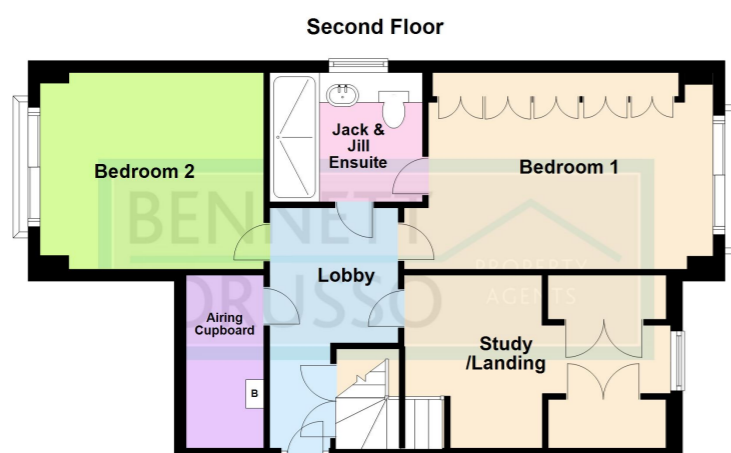
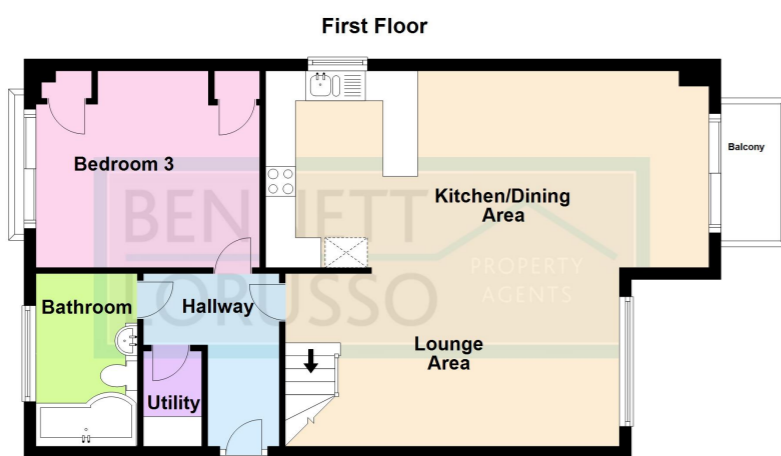
PE19 2GD.

## 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.



Total area: approx. 128.0 sq. metres (1377.6 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.



Flat 19 Hinsby Court, Shepherd Drive, Eynesbury, St Neots, Cambridgeshire. PE19 2GD.

**OIEO £375,000**

A superb, three double bedroomed duplex apartment overlooking Eynesbury Marina with stunning West facing views. The light, contemporary open plan accommodation includes a lounge/dining room with waterside balcony, a refitted well equipped kitchen with integrated appliances, utility room, study area, large store/boiler room, two entrance halls and two stylishly refitted bathrooms. Outside there is a single garage plus parking and a private mooring pontoon with facilities. Internal viewing of this huge, chain free home with fantastic waterside views is a must, please call us to arrange!



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

## Ground Floor

**Main Entrance** Secure entrance with video entry system, mail boxes, carpeted staircase.

## First Floor

**Entrance Hall** Solid entrance door, entry phone and radiator.

**Utility Room** 1.6m x 1.37m (5' 3" x 4' 6") Fitted base and wall cupboards, plumbing for washing machine, radiator, vinyl flooring.

**Family Bathroom** With a contemporary three piece white suite comprising a modern shower bath with glazed screen and thermostatic mixer shower, wash hand basin and a low level WC, extensive tiling, extractor fan, double glazed window, chrome heated towel rail and recessed lighting to ceiling.

**Bedroom Three** 3.66m x 3.33m (12' 0" x 10' 11") Double glazed sliding patio door and Juliette balcony to the rear aspect, radiator, fitted wardrobes and bridging cupboards.

**Lounge/Dining Room** 6.3m x 5.61m (20' 8" x 18' 5") A light and spacious room with superb West facing views over the Marina and nature reserve beyond, double glazed full length window, TV connections including satellite, two radiators, telephone point, stairs to the first floor, double glazed sliding patio door on to the BALCONY with room for two chairs and waterside views.

**Kitchen** 2.79m x 2.67m (9' 2" x 8' 9") Well fitted with a quality range of base and wall units including pull-out corner units, cupboard underlighting, integrated dishwasher, plumbing and space for an 'American style' fridge/freezer, built-in 'Smeg' combi/microwave oven and a conventional electric oven plus an induction hob, splashback tiling and extractor hood, double glazed window to the side, inset composite bowl and 1/2 sink with mixer tap, recessed lighting to ceiling, opening on to the lounge/dining room.

## Second Floor

**Study Area** 1.98m x 1.32m (6' 6" x 4' 4") Double glazed window to front with waterside views, two large built-in storage cupboards, fitted shelving and a desk.

**Landing** Access to the loft space, radiator, entry phone, further entrance door to the main landing.

**Boiler Room** A large walk-in store room housing the gas fired boiler and water softener with power and lighting connected.

**Bedroom One** 4.9m x 3.33m (16' 1" x 10' 11") A quality range of fitted wardrobes to one wall with pull-out hanging rails, shelving and drawers, radiator, double glazed sliding patio door with Juliette balcony overlooking the Marina, door to;

**'Jack & Jill' En-suite Shower Room** A modern fitted three piece white suite incorporating a large shower tray with glazed screen and thermostatic dual head shower, vanity wash hand basins and a low level WC, fitted storage, double glazed window, extractor fan, chrome heated towel rail, fitted mirror with lighting, recessed lighting to ceiling.

**Bedroom Two** 3.35m x 3.35m (11' 0" x 11' 0") Double glazed sliding patio door and Juliette balcony to the rear, radiator. (There is a half height insulated wall in front of the patio door which can easily be removed).

## Outside

**Parking** SINGLE GARAGE with up and over door and roof storage, there is a private parking space in front.

**Mooring** The mooring is at the front of the property, to the right of pontoon no.14 with services connected. The promenade to the front is only accessed by a secure gate with code entry.

**Note** LEASEHOLD- Lease term tba  
NO FORWARD CHAIN.  
Service Charge for the apartment and mooring is @ £3,500 pa. tbc  
The residents form the management company & the ground rent is currently set at £125 pa.  
The management company own the freehold.  
Council tax band D - £2358.44 pa.  
The CH boiler is gas fired and serviced annually.  
A smart meter is in place and a wireless thermostat.  
There is a general bike store and refuse store.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	