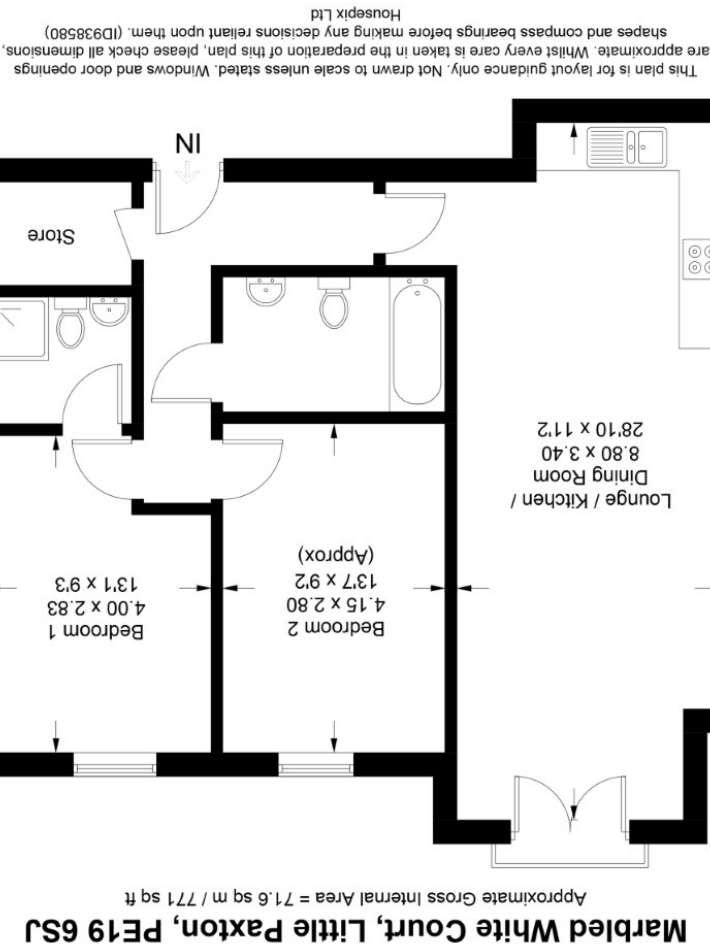


| Energy Efficiency Rating                    |           |
|---|-----------|
| Current                                     | Potential |
| Very energy efficient - lower running costs |           |
| A   | A         |
| (92-100)                                    | (92-100)  |
| B   |           |
| (81-91)                                     | (81-91)   |
| C   |           |
| (69-80)                                     | (69-80)   |
| D   |           |
| (55-68)                                     | (55-68)   |
| E   |           |
| (45-54)                                     | (45-54)   |
| F   |           |
| (29-44)                                     | (29-44)   |
| G   |           |
| (1-28)                                      | (1-28)    |
| Not energy efficient - higher running costs |           |
| England, Scotland & Wales                   |           |
| EU Directive 2002/91/EC                     |           |







34 Marbled White Court, Little Paxton, St Neots, Cambridgeshire PE19 6SJ

Offers Over £225,000

- Popular development adjacent to the River Great Ouse in Little Paxton.
- Kitchen with integrated appliances.
- Secure allocated under croft parking space.

- Two double bedrooms with En Suite to the primary bedroom.
- First floor with views over River and Lock from reception room and both bedrooms.
- Spacious 29ft reception room with fitted Kitchen



#### Ground Floor

##### Secure Entrance

telecom entry system, door to the under croft parking, stairs to all floors

##### First Floor

##### Accommodation

Door to

##### Entrance Hall

laminate flooring, secure entry handset, large storage & airing cupboard, electric radiator

##### Lounge Dining Room & Kitchen

8.80m x 3.4m (28' 10" x 11' 2"). French doors to Juliet balcony with views over the Lock and River Great Ouse, two electric radiators, laminate flooring, TV point

##### Kitchen

base and eye level cupboards, drawer unit, work surfaces with stainless steel one and a half bowl sink unit, integrated appliances include double electric fan assisted oven, induction hob and extractor, fridge freezer and washer dryer

##### Bedroom One

4.15m x 2.8m (13' 7" x 9' 2"). window to the river aspect with views of the Lock & River Great Ouse, electric radiator

##### En-Suite Shower Room

fully tiled shower, W.C, pedestal wash basin, tiled floor, extractor fan, electric heater

##### Bedroom Two

4m x 2.83m (13' 1" x 9' 3") window to the river aspect with views of the Lock & River Great Ouse, electric radiator

##### Bathroom

bath with shower and fully tiled surround, W.C, pedestal wash basin, tiled floor, electric radiator, shaver socket

##### Outside

##### Parking

an allocated parking space situated in the secure under croft parking

#### Leasehold

This is a LEASEHOLD property.

The original Lease is 125 years from January 1st 2015. Approx. 114 years remaining.

Service Charge £2543 (approximately) per annum  
Ground Rent £250 per annum

These charges will be confirmed by your Solicitor.

#### Agents Notes

The property is offered with NO FORWARD CHAIN. If you would like to arrange a viewing appointment, or have any questions relating to the property, please call our St Neots office on 01480 406400

