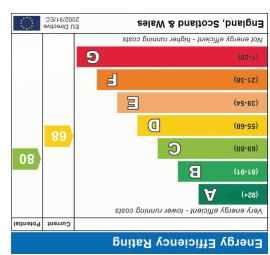


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever in relation to this property.





53 Waterside Court, St Neots, Cambridgeshire PE19 2BL £128,000

- Double bedroom.
- Replacement electric heating.
- Large storage/airing cupboard.
- Communal gardens and parking.
- Large shower fitted to Bathroom.
- PVCu double glazing.
- No forward chain.
- Town centre location.



Introduction

A well presented second (top) floor apartment for the over 60's. Situated in this sought after retirement development in St Neots town centre with a SOUTH FACING BALCONY and attractive views over the gardens and Hen Brook. The flat benefits from updated energy efficient electric heating and replacement PVCu double glazing.

Offered for sale with No FORWARD CHAIN.

Bedroom

2.81m x 4.77m (9' 3" x 15' 8") window to the rear aspect, electric radiator, coved ceiling

Bathroom

large fully tiled shower, WC and vanity wash hand basin, electric fan heater

AGENTS NOTES

The Waterside Court development for the over 60's offers numerous facilities to include a communal laundry room, residents Lounge, guest accommodation and beautifully tended Gardens. The development is run by a dedicated Residential Manager and all residents are provided with a 24 hour care line. The apartments are accessed by a lift to all floors with a secure front door system which can be controlled by each apartment.

Half yearly SERVICE CHARGE 1st March 2024 to 31st August 2024 - £1498.01.

Annual GROUND RENT - £515.58.

The lease is 125 years from 1997.



Ground Floor

Secure Communal Entrance

secure entry system with exterior and interior doors to the Communal Entrance Hall. Managers office, residents lounge and laundry room.

Stairs and LIFT to all floors.

Second Floor

Accommodation

Door to

Entrance Hall

large storage/airing cupboard housing hot water cylinder, coved ceiling

Lounge & Dining Room

6.17m x 3.23m (20' 3" x 10' 7") glazed PVCu door to the SOUTH FACING BALCONY overlooking the gardens and Hen Brook, electric radiator, coved ceiling, TV point, telephone point, feature fire surround with electric fire



Kitchen

2.16m x 2.30m (7' 1" x 7' 7") base level and wall mounted cupboard units with work surfaces, inset sink and drainer unit with splash back wall tiling, integrated electric oven, electric hob with extractor, under work surface space for fridge and freezer, coved ceiling, window to the rear aspect

