

Directions

PE19 6BT.

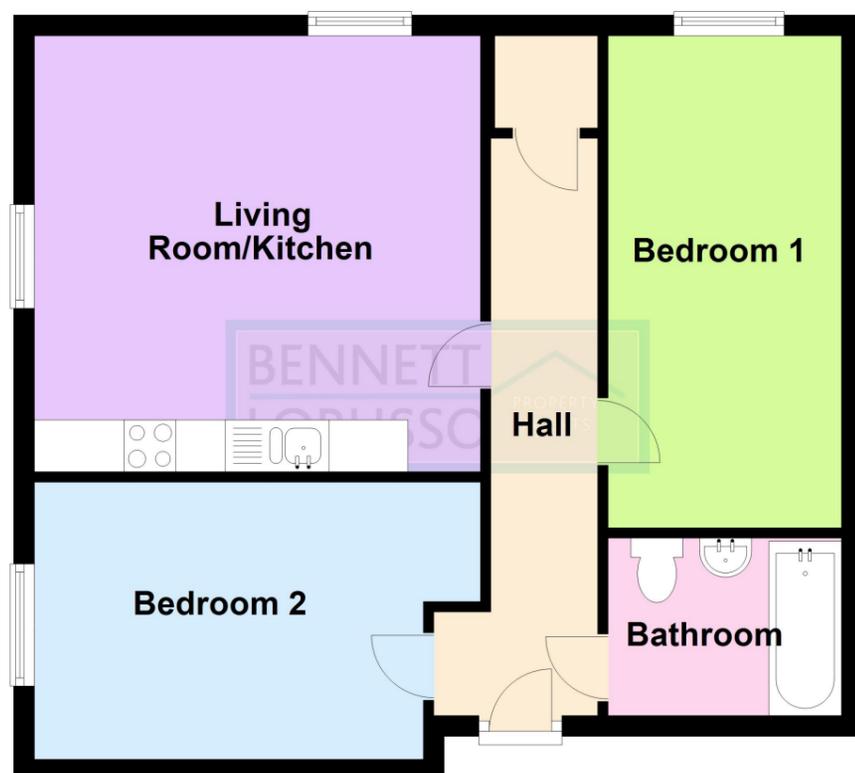
DATA PROTECTION ACT 1998

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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



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.

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**BENNETT
LORUSSO** PROPERTY
AGENTS



25 Gatekeeper Walk, Little Paxton, St Neots, Cambridgeshire. PE19 6BT.

OIEO £180,000

A smartly presented two double bedroom ground floor flat with allocated parking space and no onward chain. Situated on this popular riverside development in the well served village of Lt Paxton, features include, gas fired radiator central heating, UPVC double glazing, secure telephone entry, a full modern bathroom and an open plan living area with a white fitted kitchen and LVT flooring. We feel this is an ideal first time or investment purchase, ready to move into and we urge early viewing!



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Ground Floor

Entrance Main door with entry phone system, general lobby also serving other apartments, courtesy lighting and access to the courtyard area, solid entrance door to;

Entrance Hall Radiator, central heating thermostat, walk-in store cupboard, entry phone.

Living Room & Kitchen 4.30m x 4.21m (14' 1" x 13' 10") Open plan with two radiators, two double glazed windows, TV point including a satellite connection, luxury vinyl tile flooring.

Kitchen Area
With fitted white base and wall units, electric cooker, splash back and extractor hood over, washing machine and tumble dryer, stainless steel sink and mixer tap, fridge/freezer, concealed gas fired boiler.

Bedroom One 4.84m x 2.27m (15' 11" x 7' 5") Full height wardrobes and an ottoman style bed, double glazed window to front with 'day/night' blind, TV point, radiator.

Bedroom Two 3.75m x 2.67m (12' 4" x 8' 9") Double glazed window with fitted blind, radiator, full length wardrobes.

Bathroom With a three piece white suite comprising modern panelled bath with mixer shower and screen over, pedestal wash hand basin and low level WC, splash back tiling, radiator and extractor fan, fitted cabinet, vinyl flooring.

Exterior

Parking Allocated space, (no. 25) close to the main entrance plus visitor parking. There is also a bike store.

Notes LEASEHOLD with 109 years unexpired. Council tax band B - £1965.91 pa for 2026/27. Service charge of @ £165 pcm. Ground rent of £335 pa. Facilities include a refuse store and bike store.

