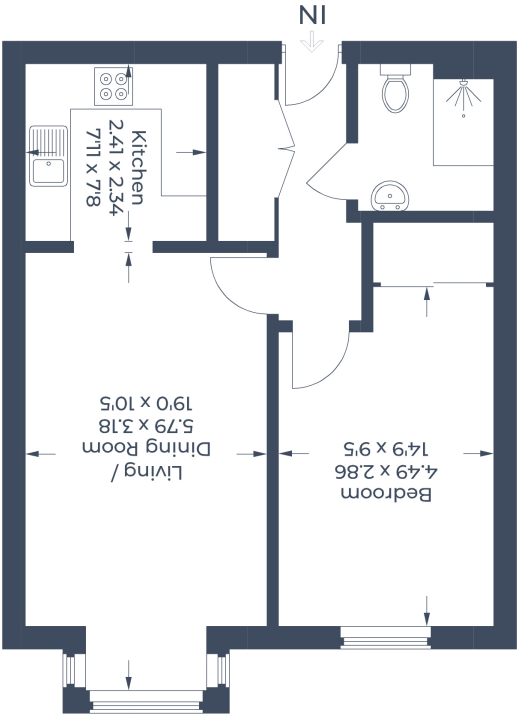


Energy Efficiency Rating	
Current	Potential
82	84
Very energy efficient - lower running costs	
A	
(92-100)	
B	
(81-91)	
C	
(69-80)	
D	
(55-68)	
E	
(39-54)	
F	
(21-38)	
G	
(1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Standard 2002/91/EC	

Illustration for identification purposes only, measurements are approximate, not to scale.

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Approximate Cross Internal Area  
47.7 sq m / 513 sq ft







## 203 Old Market Court, St Neots, Cambridgeshire PE19 1DJ £180,000

- Beautifully Presented One Bedroom Second Floor Over 55's Apartment
- REFITTED Kitchen with built in Bosch Appliances
- Recently refitted Double Glazed windows
- Bright and Airy flat offered in first class order throughout
- Early internal inspection highly recommended
- Popular Town Centre Location
- REFITTED Shower Room
- Refitted Modern Energy Saving electric heating
- Offered with NO CHAIN



### Ground Floor

#### Communal Entrance Hall

Approached via security entrance system. Stairs and lifts to all floors. The Managers office, communal residents Lounge, Hairdressers and Laundry Room are all situated on the ground floor.

### Second Floor

#### Entrance Hall

Entrance security intercom, electric heater, built in airing cupboard housing hot water cylinder and shelving, built in storage cupboard, coving to ceiling. Door leading off to Lounge, Bedroom and Shower Room

#### Lounge

Walk in replacement double glazed bay window to front aspect. A bright and airy room, television point, telephone point, coving to ceiling, electric heater. Archway to Kitchen.

#### Kitchen

A luxury refitted kitchen comprising of inset single drainer sink unit with cupboards under. A range of base and wall mounted cupboards offering ample storage space and complimentary work surface, fitted corner carousel unit, drawer units, underlighting to wall units. Integrated Bosch Electric Oven and Halogen hob with Bosch cooker hood over, freestanding Bosch Washing machine and freestanding Hotpoint Fridge freezer, tiled walls and splash backs and vinyl flooring.

#### Bedroom

A good size double bedroom with replacement double glazed window to front aspect, coving to ceiling and fitted mirror fronted sliding door double wardrobe to recess area.

#### Shower Room

An attractive refitted white Shower room comprising of fully tiled double shower cubicle, low level WC, vanity wash hand basin with storage cupboards under, built in storage unit, coving to ceiling, extractor fan, fully tiled walls, heated towel rail.

### Communal facilities

There is a residents communal lounge, hairdressers, laundry room, car park, beautifully landscaped gardens with seating areas, external drying area, lift to all floors, two guest suites. There is also a development manager who works Monday to Friday, and a 24 hour Careline line throughout the building.

### Lease Details

The apartment has a 99 year lease from 1st August 1987. Approximately 61 years remaining.

### Service Charge and Ground rent

The current Ground Rent is £107 every 6 months. The current Service Charge is £2879.38 per annum

