

Directions

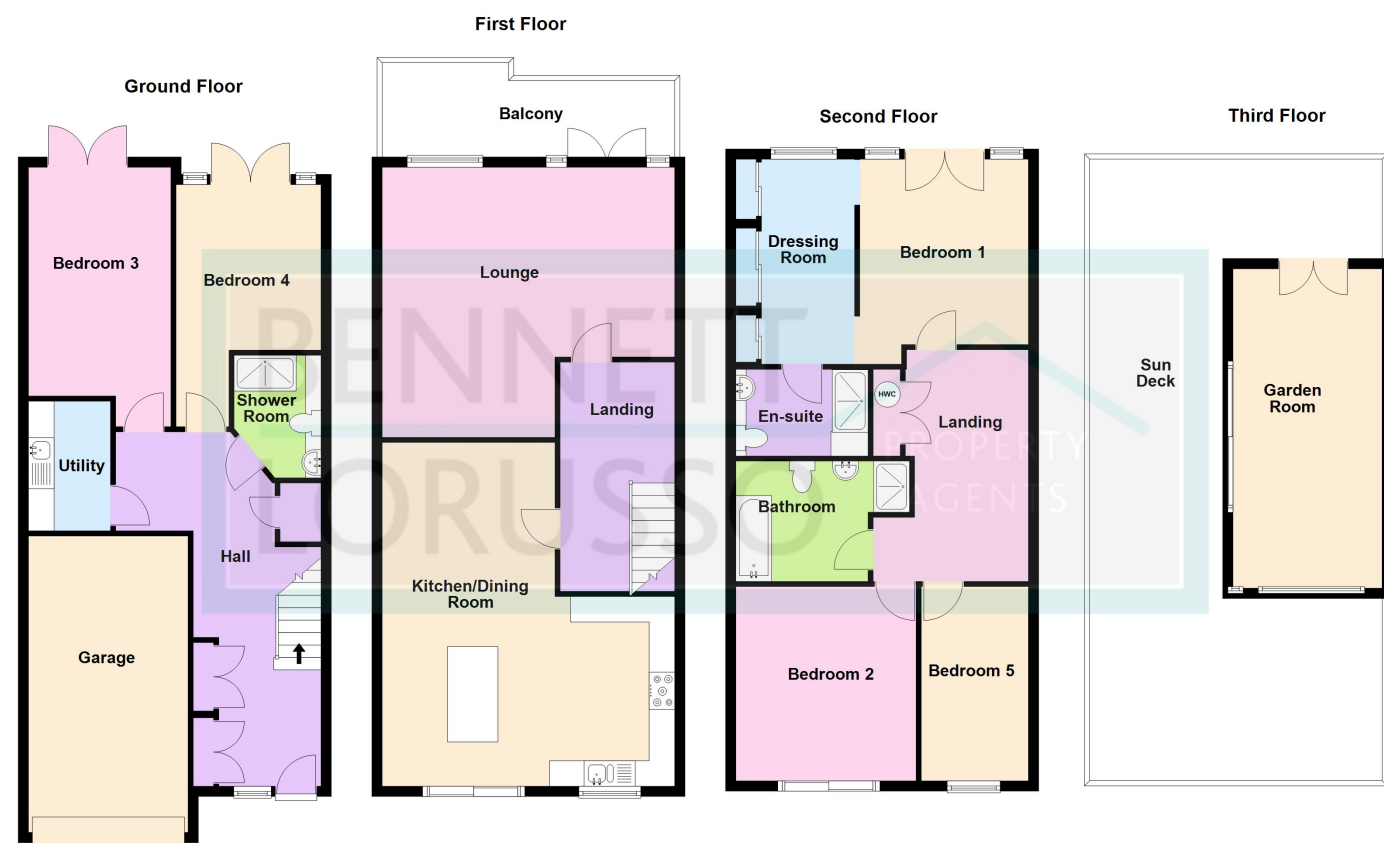
PE19 6BU.

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. 228.4 sq. metres (2459.0 sq. feet)



17 Steam Flour Mill, Church Street, St Neots, PE19 2AB
Tel: 01480 211777. www.bennettlorusso.co.uk

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49 Red Admiral Court, Little Paxton, St Neots, Cambridgeshire. PE19 6BU

OIEO £500,000

An impressive five bedroomed townhouse with amazing river views, the modern and stylish living space offers huge versatility with potential for a ground floor self-contained annexe. Features include three quality fitted bathrooms, a spacious first floor living room with access on to a South facing balcony with wonderful river views, a stunning kitchen/diner, which is the heart of the home, with an Island and Juliette balcony, a main bedroom suite with dressing room and en-suite shower room, and a top floor sun lounge with access on to a real feature wrap around roof terrace, overlooking the River Great Ouse too. In addition, there is a ground floor, riverside garden area, an oversized garage and driveway parking for two cars, plus further visitor parking. This is a truly exceptional waterside home and internal viewing is strongly advised to appreciate the many highlights.

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Ground Floor

Storm Porch Courtesy light and tiled floor.

Spacious Entrance Hall Composite part double glazed entrance door and side light, fitted mat, two double cloaks cupboards, central heating thermostat, two radiators, stairs to the first floor with cupboard under.

Shower Room With a three piece white suite comprising a double shower enclosure with mixer shower and sliding doors, wall hung wash hand basin and WC, splashback tiling, large fitted mirror, radiator, extractor fan, shaver point, vinyl flooring and recessed lights to ceiling.

Bedroom/Study 16' 2" x 9' 2" (4.93m x 2.79m) Double glazed French style doors onto the patio and with river views, radiator.

Bedroom/Sitting Room 15' 5" x 9' 2" (4.70m x 2.79m) Double glazed French style doors onto the patio and with river views, radiator, double fitted wardrobe with sliding doors.

Utility Room/Kitchenette 8' 4" x 5' 9" (2.54m x 1.75m) Stainless steel sink with mixer tap, fitted cupboards, integrated washing machine and further utility space, tall cupboard, radiator, extractor fan, vinyl flooring and recessed lights to ceiling.

First Floor

Landing Radiator, stairs to the second floor.

Living Room 18' 9" x 17' 0" (5.71m x 5.18m) Double panelled radiator, TV connections, central heating programmer, double glazed window and French style doors onto:

Balcony 5.83m x 1.80m max (19' 2" x 5' 11") Of a good size, Southerly facing and superb river views, with composite decking, glass and metal rail, exterior light and two awnings.

Kitchen/Breakfast/Diner 22' 0" x 18' 9" max (6.71m x 5.71m) A huge room with an extensive range of white fitted base and wall units, stainless steel bowl and 1/4 sink with mixer tap, integrated dishwasher and fridge/freezer, concealed gas fired boiler, stainless steel 5 burner gas hob with extractor hood over and a split level double electric oven, pull-out larder unit, double glazed window to the front, vinyl flooring and recessed lighting to ceiling.

Breakfast Area
A large Island with a solid Oak top and 'waterfall' sides, fitted cupboards under along with a further freezer and wine cooler, breakfast bar, radiator, vinyl flooring, sliding patio doors and a Juliette balcony to the front.
Dining Area
Radiator, feature fitted full length mirror to one wall.

Second Floor

Second Landing Large double airing cupboard, radiator and stairs to the third floor.

Main Bedroom 14' 7" x 13' 0" (4.45m x 3.96m) Double glazed French style doors and Juliette balcony to the rear with river views, radiator, TV connections, central heating programmer, opening through to:

Dressing Room 13' 0" x 5' 9" (3.96m x 1.75m) Sliding door wardrobes to one wall, radiator, double glazed window to rear, door to:

En-suite Shower Room Three piece white suite incorporating a double shower enclosure with mixer shower and sliding doors, wall hung wash hand basin and WC, splashback tiling, large fitted mirror and cabinets, radiator, extractor fan, shaver point, vinyl flooring and recessed lights to ceiling.

Bedroom Four 12' 8" x 12' 3" (3.86m x 3.73m) Sliding patio doors and Juliette balcony to the front, radiator, double fitted wardrobe with sliding doors.

Bedroom Five 12' 3" x 6' 10" (3.73m x 2.08m) Double glazed window to the front aspect, radiator.

Family Bathroom Four piece white suite including a modern panelled bath, double shower enclosure with mixer shower and sliding doors, wall hung wash hand basin and WC, splashback tiling, large fitted mirror and cabinet, recessed shelving, radiator, extractor fan, shaver point, vinyl flooring and recessed lights to ceiling.

Third Floor

Bar/Reception Room 20' 7" x 9' 11" (6.27m x 3.02m) Radiator, central heating programmer, sliding patio doors and further French style doors to the roof top.

Wrap Around Balcony/Sun Deck 11.85m x 5.90m (38' 11" x 19' 4") A substantial area extending to three sides of the property including Southerly river views, modern composite decking, exterior lighting, glass and metal perimeter.

Exterior

Front With parking for two cars, 'Ohme' electric vehicle charging point.

Rear Paved patio and various shrubs, exterior lighting, relaxing river views.

Large Garage 16' 2" x 10' 2" (4.93m x 3.10m) With an electric rollover door, power and lighting.

Notes FREEHOLD.
Estate management charge £228 pa.
Fitted sprinkler system.
No chain.
Council tax band - E £2948.27 pa.



EPC

