

Directions

PE19 6QY.

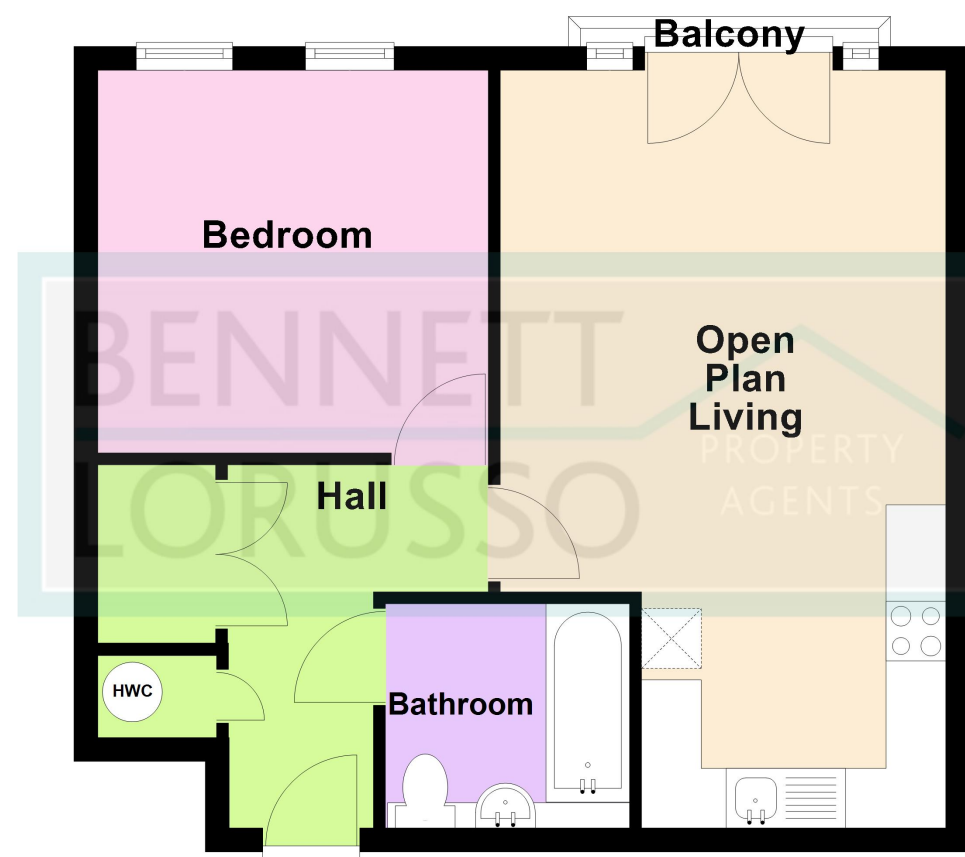
DATA PROTECTION ACT 1998

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.

First Floor



Total area: approx. 44.2 sq. metres (476.2 sq. feet)



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

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102 Samuel Jones Crescent, Little Paxton, St Neots, Cambridgeshire.
PE19 6QY.

£91,450

An excellent opportunity to get on the property ladder with this shared ownership apartment on this highly popular development. A spacious one bedroom first floor flat with telephone entry, modern white bathroom suite, economical electric heating, good sized living room with a Juliette balcony and a fitted wood effect kitchen with appliances. This no chain property is well presented and early viewing is highly recommended. A 59% SHARE IS BEING SOLD FOR £91,450, THE FULL PRICE IS £155,000, THE REMAINDER IS RENTED WITH CHS AT £179.82 PER MONTH AND THE SERVICE CHARGE IS £102.69 PCM.

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Ground Floor

First Floor

Entrance Hall Solid front door, entry phone, laminate wood effect flooring, airing cupboard.

Bathroom Three piece white suite comprising a modern panelled bath with mixer tap shower attachment, wash hand basin and WC, splashback tiling, extractor fan, shaver point, electric convector heater, large double store/airing cupboard with an electric radiator, recessed lighting to ceiling.

Bedroom 3.28m x 3.18m (10' 9" x 10' 5") Two double glazed windows to the rear with fitted blinds, electric convector heater, laminate wood effect flooring, TV and telephone points.

Living Room 3.74m x 3.74m (12' 3" x 12' 3") Double glazed full length window and French style doors with Juliette balcony to the front aspect, TV connection points, electric convector heater.

Kitchen 2.60m x 2.55m (8' 6" x 8' 4") Fitted with a range of wood effect base and wall units, electric hob and oven with extractor hood over, fridge/freezer, washing machine, stainless steel sink and splashback tiling, laminate wood effect flooring and spot lighting.

Outside

Parking Allocated parking space to the rear of the property, plus visitor parking.

Notes Leasehold.
Service charge - £102.69 pcm.
Lease term @ 86 years left.
Full value is £155,000
59% share being sold for £91,450.
Remainder is rented for £179.82 pcm from the Cambridge Housing Society.
Any buyer must fit their criteria, please ask us for details.



EPC

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | 84 | 86 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |