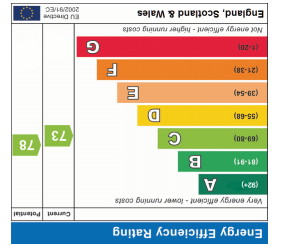


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever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





215 Old Market Court, St Neots, Cambridgeshire PE19 1DJ £145,000

- Town centre location.
- Electric night storage heating.
- Views over communal gardens.
- No forward chain.
- Refitted kitchen with integrated appliances and WINDOW to the side aspect.
- Lift to all floors.
- Immaculate throughout.

Ground Floor

Communal Entrance

Secure automatic doors to Communal Entrance Hall with STAIRS & LIFT to all floors

Second Floor

Accommodation

Door to

Entrance Hall

coved ceiling, electric night storage heater, shelved storage cupboard, airing cupboard with hot water cylinder

Lounge

coved ceiling, PVCu double glazed window to the rear aspect overlooking the communal gardens, electric night storage heater, TV point

Kitchen

base and eye level cupboards, drawer units, work surfaces with tiled splash backs, stainless steel one and a half bowl sink unit, plumbing for washing machine, integrated appliances to include oven, microwave, electric hob & extractor and fridge freezer, PVCu double glazed window to the side aspect

Bedroom

PVCu double glazed window to the rear aspect overlooking communal gardens, coved ceiling, electric heater, built in double wardrobe

Bathroom

panel bath with electric shower, vanity unit with wash basin, W.C, electric fan heater, coved ceiling

Old Market Court

There is a Development Manager on site Monday to Friday and a 24 hour emergency care line for when the Manager is off duty. Each resident is issued with an alarm pendant.

There is also an inviting residents COMMUNAL LOUNGE with kitchen facilities, hairdressers, communal laundry facilities, GUEST SUITE and lifts to all floors.

Leasehold

we are told that the Lease has 62 years remaining.

SERVICE CHARGE is £2909.96 per annum.
GROUND RENT is £107 per six months.

The SERVICE CHARGE includes the water bill, buildings insurance, the provision of a warden from 9-4 Mon to Fri, out of hours emergency call line and all external building maintenance including lift and gardens.

Please note these charges are subject to change and we advise potential purchasers to seek confirmation via their legal representative.

