

## Directions

PE19 2BY.

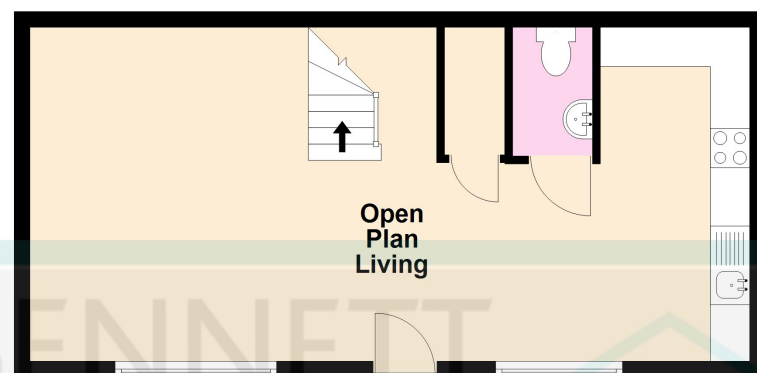
## DATA PROTECTION ACT 1998

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.

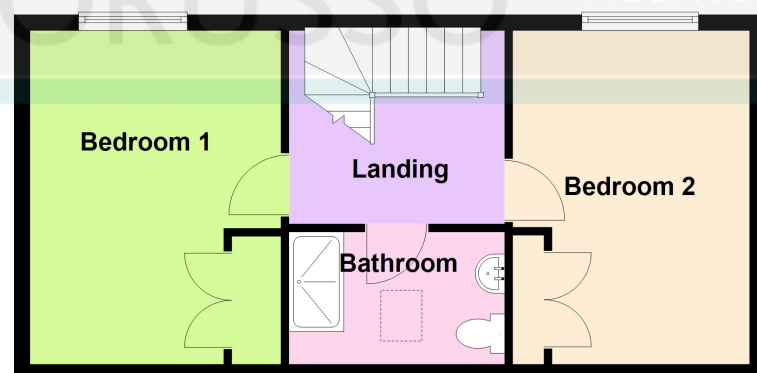
## THE PROPERTY MISDESCRIPTIONS ACT 1991

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.

### Ground Floor



### First Floor



Total area: approx. 77.9 sq. metres (838.6 sq. feet)



8 Samuel Emery Mews, St Neots, Cambridgeshire. PE19 2BY.

£325,000

A rare opportunity to purchase one of these wonderful Mews properties in a beautiful setting overlooking the picturesque St Marys Church in the town centre. The contemporary open plan accommodation is finished to a very high standard and comprises a large living area with hard flooring and opening on to a sleek, fully integrated kitchen and a stylish bathroom with a double shower enclosure. Further features include quality double glazing and fitted blinds, gas fired radiator central heating, a fitted sprinkler system, built-in storage, a cloakroom and luxury flooring. Outside there is further storage, parking and a patio area where residents can enjoy a good community atmosphere in this attractive and secure Mews development. Early viewing is strongly advised.



17 Steam Flour Mill, Church Street, St Neots, PE19 2AB  
Tel: 01480 211777. [www.bennettlorusso.co.uk](http://www.bennettlorusso.co.uk)

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Ground Floor

**Living Room** 9.15m x 4.27m inc. kitchen (30' 0" x 14' 0") Solid entrance door, Luxury Vinyl Tile flooring, radiator, double glazed window to the front, TV and broadband connection points, central heating thermostat, stairs to the first floor, large under stair cupboard also housing the sprinkler control unit, opening on to the Kitchen Area.

**Kitchen** Fully fitted with a contemporary range of sleek base and wall units, splashback tiling, stainless steel sink and mixer tap, integrated 'Bosch' appliances including ceramic hob, electric oven, extractor hood, fridge/freezer and a two person dishwasher, Indesit washing machine, tall cupboard housing the gas fired boiler, radiator, LVT flooring, recessed lighting to ceiling and double glazed window to the front.

**Cloakroom** Two piece white suite comprising wash hand basin and WC, LVT flooring, splashback tiling, radiator, extractor fan.

First Floor

**Landing** Doors off to:

**Bedroom One** 4.27m x 3.02m max (14' 0" x 9' 11") Double built-in wardrobe, radiator, double glazed window to the rear with beautiful views of St Marys Church and grounds, fitted blackout blinds.

**Bedroom Two** 4.27m x 2.75m (14' 0" x 9' 0") Double built-in wardrobe, radiator, double glazed window to the rear with beautiful views of St Marys Church and grounds, fitted blackout blinds, central heating thermostat.

**Bathroom** With a quality three piece white suite comprising a large shower enclosure with glazed screen, vanity wash hand basin and WC with concealed cistern, extensive tiling, extractor fan, heated towel rail, vinyl flooring, shaver point, recessed lighting to part vaulted ceiling with roof window and access to a small loft area.

Outside

**Front** Fully paved, PRIVATE PARKING SPACE, room for a Bistro table and chairs.

**Notes** Freehold.  
Council tax band B - £1919.34 pa.  
Access via electronic gates  
Refuse storage area & a very useful LARGE TIMBER SHED.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		96
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	