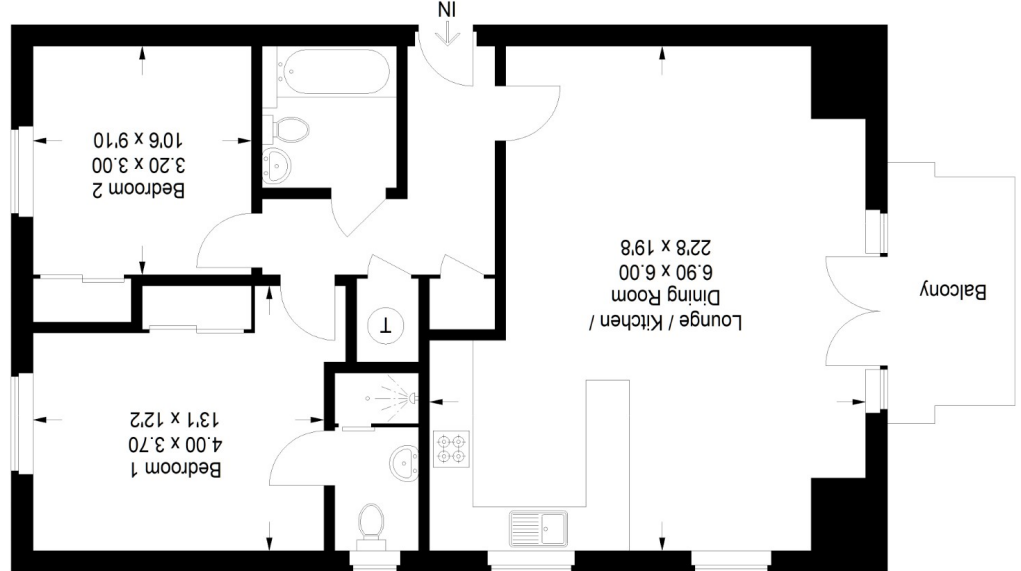


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever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



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1019934)

Housepikx Ltd



Wren Walk, Eynesbury, St. Neots, PE19, England
Approximate Gross Internal Area
80.1 sq m / 862 sq ft





38 Wren Walk, Eynesbury, St Neots PE19 2GE Offers in Excess of £230,000

- Top floor apartment.
- South facing BALCONY overlooking Marina.
- Allocated parking space.
- Two bedrooms both with fitted wardrobes and ensuite to principle bedroom.
- Kitchen with integrated appliances.
- MOORING in Marina included.

Ground Floor

Communal Entrance

Secure telecom entry system, door to Marina, stairs to all floors

Third Floor

Accommodation

Door to

Entrance Hall

built in cupboard, radiator, central heating thermostat, cupboard housing electric boiler and hot water cylinder

Open Plan Reception Room & Kitchen

6.90m x 6.00m (22' 8" x 19' 8") French doors to the SOUTH FACING BALCONY overlooking the Marina, window to the side aspect, TV point, two radiators

Kitchen

base and eye level cupboards, drawer units, work surfaces with tiled splash backs, stainless steel single drainer sink unit, integrated electric fan assisted oven, hob and extractor, fridge freezer and washing machine, window to the side aspect

Bedroom One

4.00m x 3.70m (13' 1" x 12' 2") window to the rear aspect, radiator, built in double wardrobe

En-Suite Shower Room

fully tiled shower, pedestal wash basin, W.C, half height tiling, frosted window, radiator

Bedroom Two

3.20m x 3.00m (10' 6" x 9' 10") window to the rear aspect, radiator, built in double wardrobe

Bathroom

bath, W.C, pedestal wash basin, radiator

Outside

Marina & Mooring

the apartment benefits from a MOORING on the Marina

Parking

one allocated parking space and visitor parking spaces. There is a communal Bike store

Leasehold

Lease

Our Vendor informs us -

The Lease is 125 years from 25th March 2007.

Marina & Mooring SERVICE CHARGE is £310 per annum.

Apartment SERVICE CHARGE is £1800 per annum.

Ground Rent is £200 per annum.

