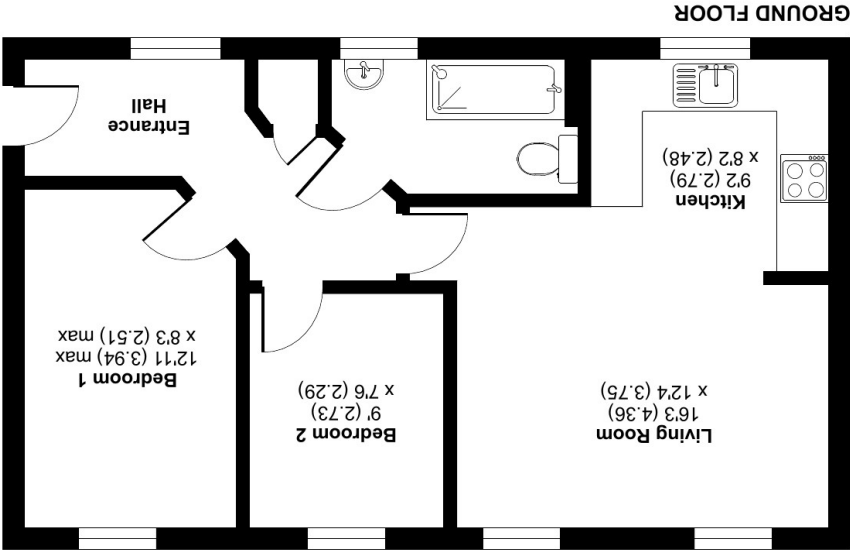




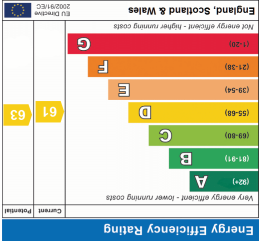
**Delphinium Court, Eynesbury, St. Neots, PE19**

Approximate Area = 558 sq ft / 51.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © nldwcom 2025.



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.







## 1 Delphinium Court, Eynesbury, St Neots PE19 2LL Offers in Excess of £170,000

- Beautifully presented Ground Floor apartment
- Open plan Kitchen/Dining & Living space
- Gated allocated parking space
- Two bedrooms
- Walking distance to facilities
- Favoured location

### ACCOMMODATION

SECURE MAIN ENTRANCE WITH ENTRY PHONE

Door to:

#### Hallway

internal doors leading to all accommodation, window

#### Kitchen area

2.79m x 2.48m (9' 2" x 8' 2") comprising an array of wall mounted and base level storage cupboard units with fitted worksurfaces over, inset sink and drainer, integrated cooking appliances to include fan assisted oven, 4 ring halogen hob, and extractor, plumbing for washing machine, ceramic tiled flooring, window

#### Living & Dining

4.36m x 3.75m (14' 4" x 12' 4") ceramic tiled flooring, radiator, two windows

#### Bedroom One

2.94m x 2.51m (9' 8" x 8' 3") radiator, window

#### Bedroom Two

2.73m x 2.29m (8' 11" x 7' 6") radiator, window

#### Bathroom

three piece white contemporary suite to comprise panel bath with shower over, wash hand basin and low level W.C., splashback wall tiling (fully tiled to bath), ceramic tiled flooring, frosted window

#### Outside

allocated parking for 1 vehicle accessed via electrically operated gates

### Agents Notes

this is a LEASEHOLD property with an unexpired term of 111 years

Ground Rent £250.00 per annum

Service Charge £235.00 per month

Council Tax Band B

All charges will be confirmed by your Conveyancer prior to exchange of contracts

