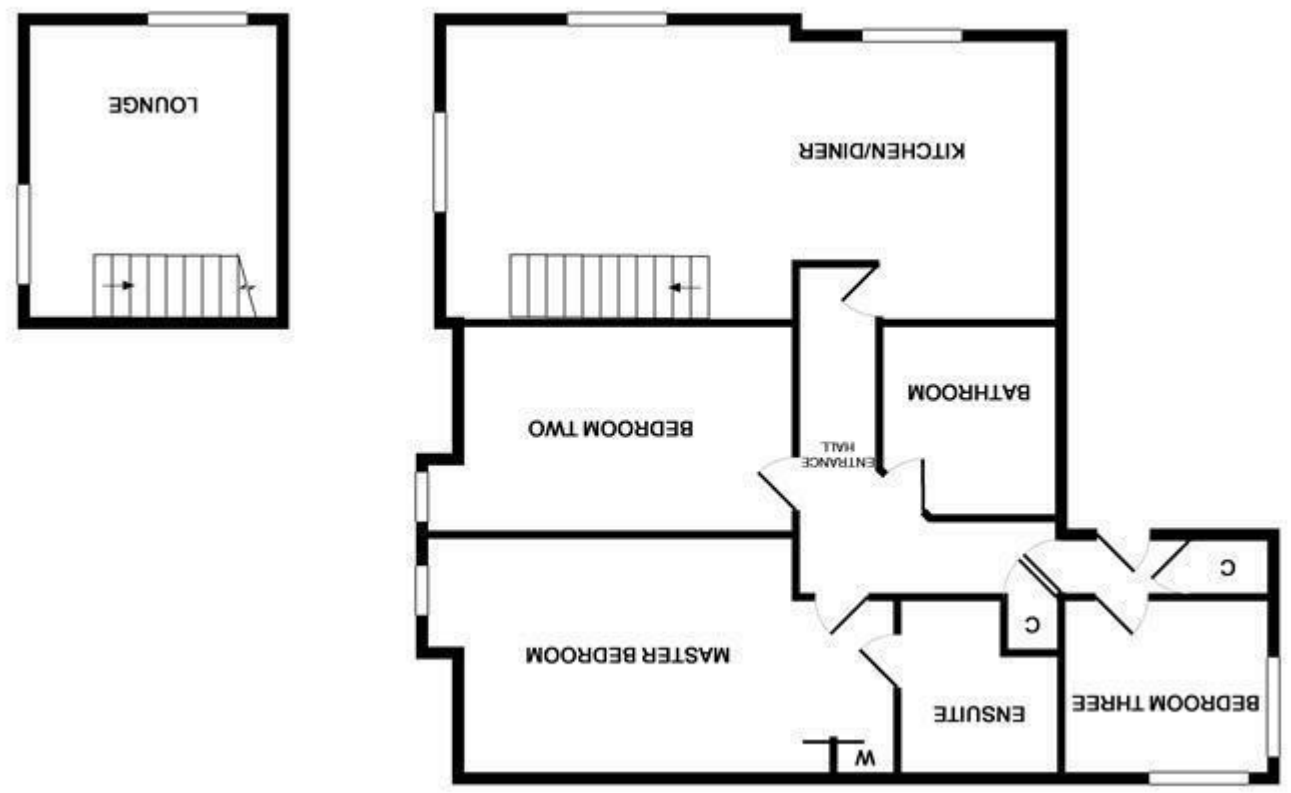


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever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



Energy Efficiency Rating	
Current Rating	Potential Rating
A	A
B	A
C	A
D	A
E	A
F	A
G	A





## 14 Stone Hill, St Neots, Cambridgeshire PE19 6AA

£200,000

- CURRENT RENTAL INCOME £1195 pcm.
- Three bedrooms.
- Mezzanine Study Area.
- Gas fired radiator central heating.
- NO FORWARD CHAIN.
- Top floor PENTHOUSE APARTMENT.
- En-Suite to Principle Bedroom.
- South facing wrap around Balcony.
- Allocated parking space.
- Walking distance to St Neots mainline train station.

### Ground Floor

#### Communal Entrance

secure intercom entry system, post boxes, stairs to all floors

#### Second Floor

#### Accommodation

Door to

#### Entrance Hall

cloaks cupboard with air recirculation system, utility cupboard with plumbing for washing machine, radiator, central heating controls, door to Inner Hall

#### Bedroom Three

2.60m x 2.25m (8' 6" x 7' 5") two windows to the rear aspect, radiator

#### Bedroom One

5.36m x 3.01m (17' 7" x 9' 11") window to the front aspect, radiator, fitted wardrobes

#### En-Suite Shower Room

large shower, W.C, vanity unit with wash basin, half height tiling, tiled floor, towel radiator

#### Bedroom Two

4.13m x 2.61m (13' 7" x 8' 7") window to the front aspect, radiator

#### Bathroom

panel bath with mixer tap and shower attachment, pedestal wash basin, W.C, towel radiator, tiled floor

#### Inner Hall

staircase to "Mezzanine" Study area, door to Kitchen & Living Room

### Kitchen & Living Room

6.91m x 3.73m (22' 8" x 12' 3") maximum. a fitted kitchen comprising base and eye level cupboards, drawer units, work surfaces with stainless steel single drainer sink unit, cupboard housing gas fired boiler, integrated oven, gas hob and extractor, dishwasher, fridge and freezer, two radiators, window to the front aspect. The Living Room has two sets of French doors to the SOUTH FACING WRAP AROUND BALCONY to the front aspect

### Mezzanine Study Area

3.72m x 3.15m (12' 2" x 10' 4") two windows, radiator

### Outside

### Parking

one allocated parking space and visitor parking bays

### Leasehold

Our Seller informs us that the Lease is 150 years from 13th June 2009, therefor approx. 135 years remaining.

GROUND RENT - £200 per annum

SERVICE CHARGE - £216 per calendar month (£2,592 per annum)

