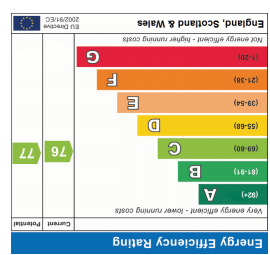
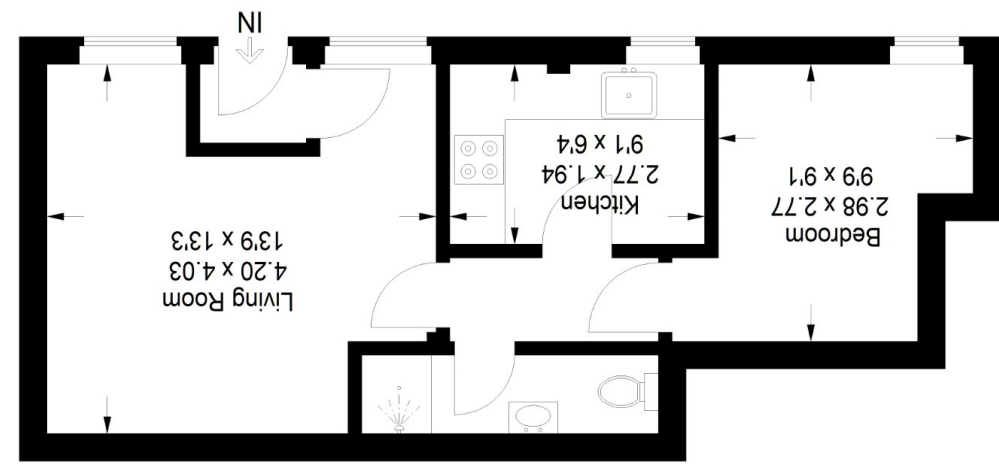


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever 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. (ID1037719)
Housepix Ltd



7 Brookside Court, St Marys Street, Eynesbury, PE19 2TA
Approximate Gross Internal Area
35.8 sq m / 385 sq ft





- A one bedroom Ground Floor Maisonette
- Gas radiator central heating
- New Carpets and recently redecorated
- Walking distance of the town centre
- Ideal First Time Buy or Investment
- OFFERED WITH NO CHAIN
- Allocated Parking
- Double glazed
- Early Viewing Recommended



Ground Floor

Entrance Hall

Private entrance hall approached via door to front aspect, dado rail. Door leading through to Lounge

Lounge

4.2m x 4.03m max (13' 9" x 13' 3" max) . Two double glazed windows to front aspect, radiator, television point, coving to ceiling, dado rail. Door leading to Inner hall

Inner Hall

Coving to ceiling, smoke detector, carbon monoxide detector, central heating thermostat, Doors leading off to kitchen, bedroom and shower room

Kitchen

2.77m x 1.94m (9' 1" x 6' 4") . Double glazed window to front aspect. Fitted kitchen comprising of single drainer sink unit with cupboards under, a range of base and wall mounted cupboards offering storage space, complimentary worksurface, corner display shelving, tiled splash back surrounds, tiled floor, built in gas hob with cooker hood over, built in electric oven, space for under counter fridge, plumbing for automatic washing machine, wall mounted central heating boiler.

Bedroom

2.77m x 2.98m max (9' 1" x 9' 9" max). Double glazed window to front aspect, radiator, television point, coving to ceiling, smoke detector.

Shower room

Fitted suite comprising of low level WC, pedestal wash hand basing, fully tiled shower cubicle, coving to ceiling, tiled floor, extractor fan, tiled splash back surrounds, wall mounted mirror.

Outside

There is allocated parking for one vehicle to the rear of the property.

Lease Details

The property has a 99 year lease from 1st January 2000. Ground Rent - £100 per annum.

Maintenance & Service Charge -The current charges are £495 per annum to cover the share of the group building insurance.

The cost towards any repairs to the building, lighting of the communal car parking area etc are estimated at approximately £350 per annum.

(The owner of the flat pays 1/7th of all charges relating to the building maintenance and building insurance - these can be paid monthly or yearly).

Agents Notes

If you have any further questions or wish to arrange a viewing on the property, then please contact our St Neots office on (01480) 406400.

