

Directions

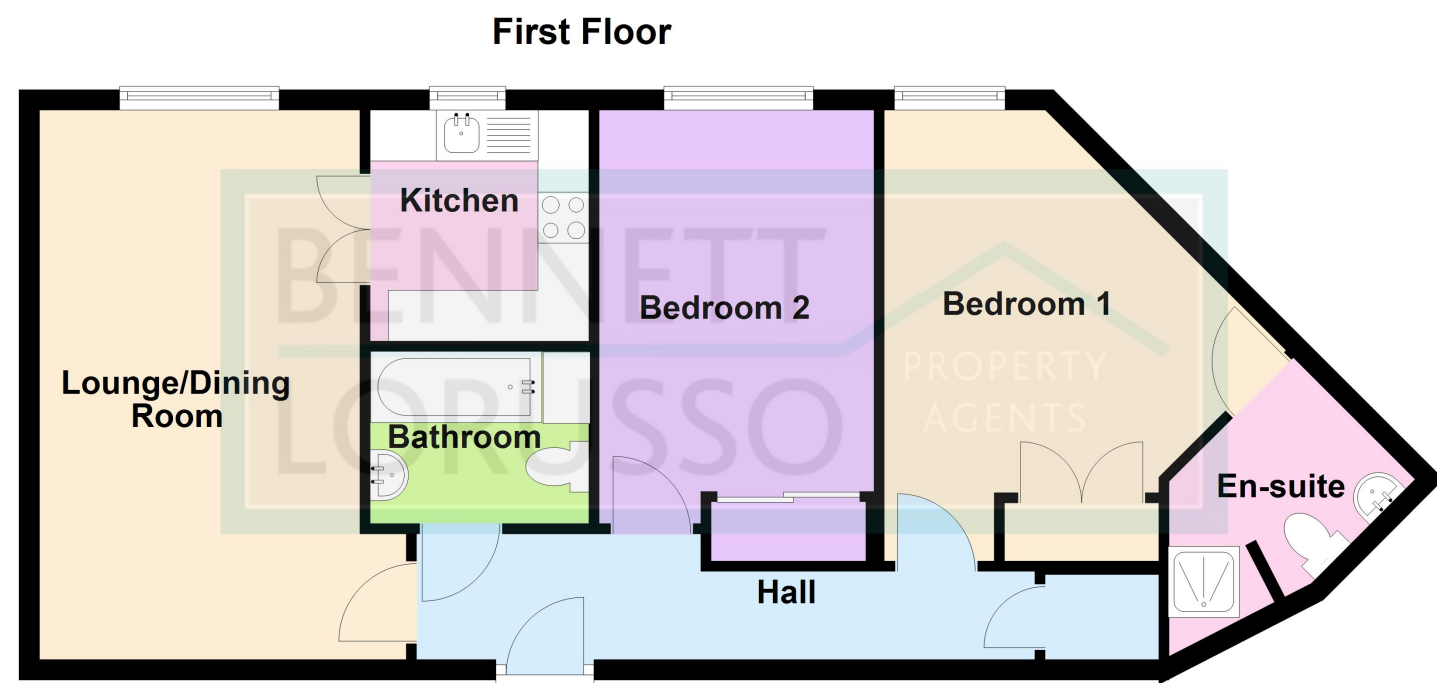
PE19 2BL.

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.



Total area: approx. 64.5 sq. metres (694.4 sq. feet)



17 Steam Flour Mill, Church Street, St Neots, PE19 2AB
Tel: 01480 211777. www.bennettlorusso.co.uk

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Flat 32 Waterside Court, Church Street, St Neots, Cambridgeshire. PE19 2BL

Offers In Excess Of £220,000

A FIRST FLOOR TWO DOUBLE BEDROOM, TWO BATHROOM RETIREMENT FLAT ideally located just off the TOWN CENTRE with pleasant VIEWS OVER THE GARDENS AND ST MARYS CHURCH. Being sold with no onward chain, this comfortable and spacious home forms part of the well regarded Waterside Court development which has excellent facilities and an in-house manager. The well planned accommodation comprises entrance hall, a lounge/dining room overlooking the gardens and St Marys Church, a fitted kitchen with appliances available, a main bathroom and en-suite shower room. In addition there is economical electric heating and UPVC double glazing throughout. A rarely available design and early internal viewing is strongly advised

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Ground Floor

Main Entrance Two door secure entry with a key fob and buzzer entry, leads through to the main hallway with the managers office, guest cloakroom and access to all the general areas including the residents lounge, kitchenette, laundry room, refuse room and a lift to all floors.

First Floor

Landing Solid door to:

Entrance Hall Night storage heater, alarm call and panel, cupboard housing the lagged water tank with immersion heater.

Bathroom Three piece suite comprising panelled bath with mixer tap shower attachment, wash hand basin and WC, fully tiled walls, extractor fan, vinyl flooring, mirror and light.

Living Room 5.37m x 3.58m max (17' 7" x 11' 9") Double glazed window with views over the gardens and St Marys Church beyond, TV points, 'Adam style' fire surround with electric point, wall lighting, night storage heater, telephone point, fully glazed double doors in to the kitchen.

Kitchen 2.23m x 2.14m (7' 4" x 7' 0") Fitted base and wall units, stainless steel sink, splashback tiling, ceramic hob with extractor hood over and split level oven, under counter fridge and freezer space, double glazed window overlooking the gardens.

Bedroom One 4.45m x 4.31m (14' 7" x 14' 2") Double glazed window overlooking the Church and gardens, night storage heater, triple fitted wardrobes and drawer units, wall lighting, door to:

En-suite Shower Room Three piece suite incorporating a fully tiled shower enclosure with mixer shower wash hand basin and WC, fully tiled walls, heated towel rail, fitted mirror and light, extractor fan, vinyl flooring.

Bedroom Two 4.04m x 2.70m (13' 3" x 8' 10") Double glazed window overlooking Church and gardens, fitted cupboards and drawers, double wardrobe with mirrored sliding doors, wall light points.

Exterior

Gardens Beautifully landscaped and well tended with neat lawns, colourfully stocked borders, paved patios, mature trees, views over St Marys Church and some frontage onto Henbrook.

Parking Limited on-site parking is available and should be discussed with the resident manager. There is also some charging and storage options for mobility scooters.

Facilities There is a resident house manager. Each apartment has a care alarm call. There is a lift which serves all floors. A residents lounge with kitchen for socialising and organised events. A laundry room and a refuse/storage room. A guest suite is available to hire at a nominal fee. Some pets can be permitted subject to approval and T & Cs.

Notes Leasehold with approx 97 yrs unexpired. Service charge of £5085 pa 2025/26. Ground rent of £ 515 pa. No onward chain. Council tax band C - £2193.53 pa.



EPC

