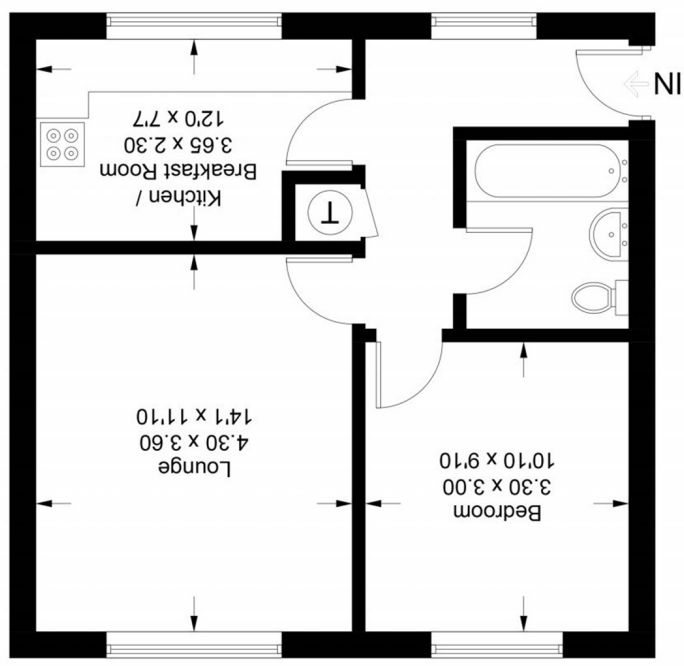


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever 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. (ID658087)  
Housepix Ltd



Andrew Road, Eynesbury, St. Neots, PE19 2PP  
Approximate Gross Internal Area = 45.7 sq m / 492 sq ft







111 Andrew Road, Eynesbury, St Neots, Cambridgeshire PE19 2PP

£145,000

- Beautifully presented second (top) floor flat.
- Bright & spacious.
- Close to retail & leisure facilities.
- Parking space.
- Refitted bathroom.
- Separate Kitchen.
- Views over communal garden.

**Introduction**

BEAUTIFULLY presented and rarely available second (TOP) floor apartment located within easy reach of facilities and enjoying rooftop views! REFITTED bathroom, DOUBLE bedroom, kitchen/breakfast room, offering bright living accommodation throughout. PARKING SPACE and within walking distance to all facilities and 24 hour shopping. Viewing highly recommended.

**Ground Floor**

**Communal Entrance**

Communal entrance door with intercom system, stairs rising to first and second floor landings

**Second Floor**

**Accommodation**

solid door to:

**Entrance Hallway**

electric panel heater, access to the loft space, airing cupboard housing hot water cylinder, window to the front aspect

**Kitchen/Breakfast Room**

3.65m x 2.30m (12' x 7' 7") to comprise base level and wall mounted cupboard units, roll top worksurfaces with inset sink and drainer, splashback wall tiling, electric cooker point, plumbing for automatic washing machine and space for fridge/freezer, window to the front aspect

**Lounge/Dining Room**

4.30m x 3.60m (14' 1" x 11' 10") electric panel heater, window to the rear aspect

**Bedroom**

3.30m x 3.00m (10' 10" x 9' 10") electric panel heater, window to the rear aspect

**Bathroom**

REFITTED three piece suite to comprise panel bath with shower over, low level WC and wash hand basin with tiled surround

**Outside**

communal gardens and parking for 1 vehicle

**Leasehold**

The Lease is dated 25th March 1988 for 125 years and has therefore approx. 90 years remaining.

SERVICE CHARGE - £1885 per annum.

GROUND RENT - £118.92

INSURANCE - £219.44

