

Directions

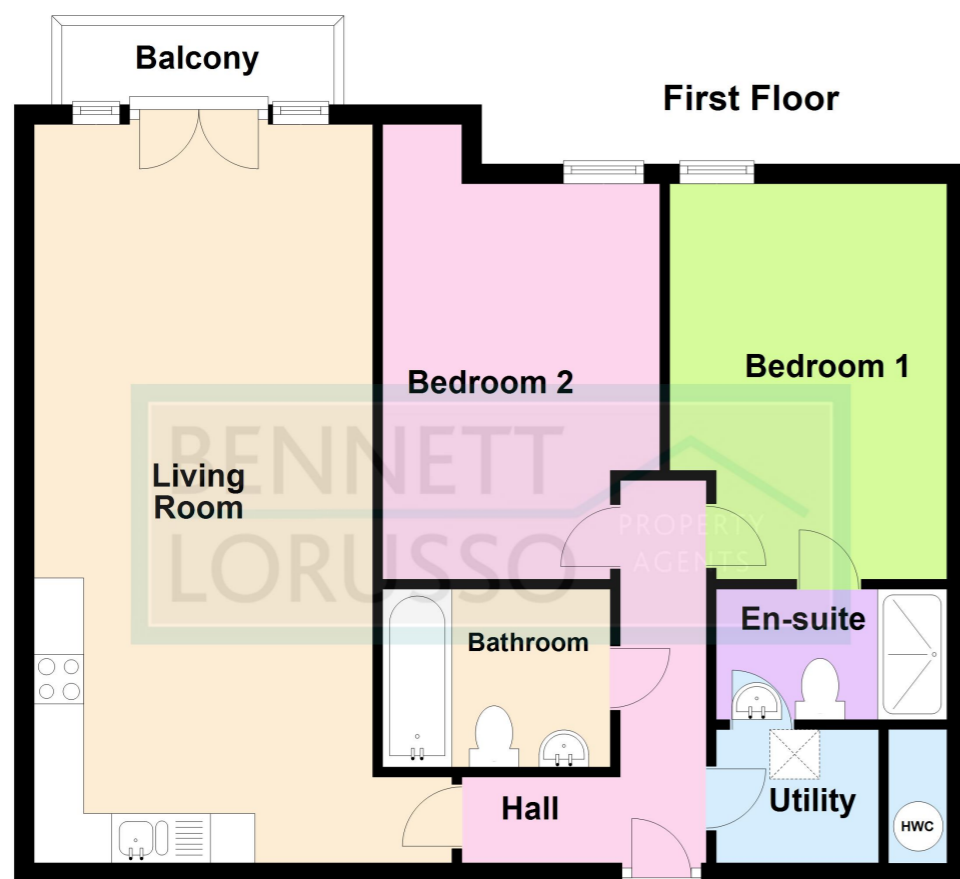
PE19 6SJ.

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. 65.7 sq. metres (707.2 sq. feet)

Floor plans are offered for guidance only and are not to scale. As such they cannot be relied upon for any decisions reliant upon them.
Plan produced using PlanUp.



17 Steam Flour Mill, Church Street, St Neots, PE19 2AB
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BENNETT
LORUSSO PROPERTY AGENTS



36 Marbled White Court, Little Paxton, St Neots, Cambs. PE19 6SJ.

£220,000

A superb two double bedroom, two bathroom, first floor apartment with balcony and views over the river and lock. This contemporary styled home has bright and spacious accommodation including an open plan living room with access to the balcony and a well fitted kitchen with integrated appliances. Further features are a large utility cupboard, secure telephone entry, UPVC double glazing, quality tiled flooring with part underfloor heating and economical electric heaters. Outside there is secure undercover parking, visitor parking, a refuse store and bike store. Internal viewing is strongly advised!

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GROUND FLOOR

Main Entrance With secure push button/telephone entry. Spacious and carpeted hall with private post box, internal door to the under croft parking, stairs rising to the first floor landing.

FIRST FLOOR

Landing Through the fire doors and round to the right, solid entrance door to:

Entrance Hall Electric radiator, entry telephone, recessed lighting to ceiling.

Utility walk-in Cupboard Housing the hot water cylinder, power and lighting, plumbing for washing machine, fitted storage shelves and double cupboard, tiled floor.

Kitchen 7.48m x 3.49m max (24' 6" x 11' 5") Overall inc. the living room/area
Well fitted with an extensive range of white, handle less base and wall units with underlighting, induction hob and electric double oven with extractor hood over, integrated dishwasher, stainless steel bowl and 1/4 sink with hose style mixer tap, splash back tiling, integrated fridge/freezer, 'Porcelanosa' tiled floor with underfloor heating, recessed lighting to ceiling, opening on to the living area.

Living Room 'Porcelanosa' tiled floor with underfloor heating, satellite TV connection, recessed lighting to ceiling, double glazed door on to the Balcony.

Balcony With metal railings and overlooking Lt Paxton Lock, room for a Bistro size couple of chairs and table.

Bedroom One 3.97m x 2.81m (13' 0" x 9' 3") Double glazed window to the rear with river views over the lock, feature wall panelling, electric radiator, wall mounted TV connections, door to:

En-suite Shower Room Comprising a large shower enclosure with two shower heads and sliding glazed doors, wash hand basin and a low level WC, splashback tiling, heated towel rail, shaver point, extractor fan, wood effect ceramic floor with underfloor heating, recessed lighting to ceiling.

Bedroom Two 3.97m x 2.81m (13' 0" x 9' 3") Double glazed window to rear with river views over the lock, electric radiator, a range of wardrobes are available with mirrored doors.

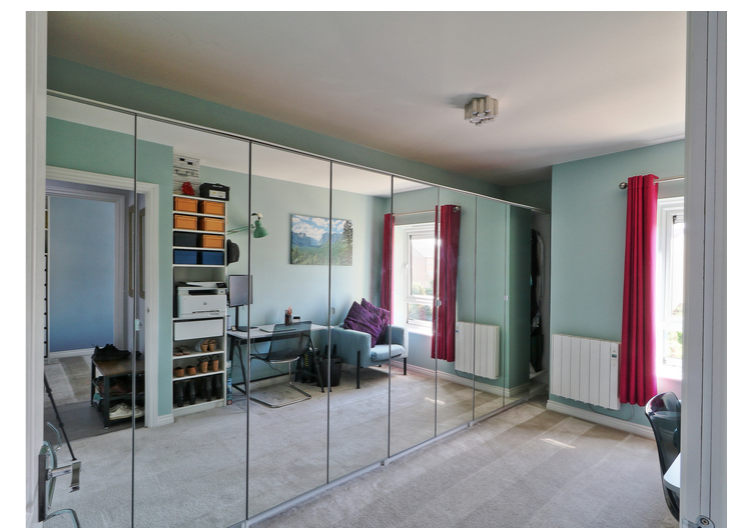
Bathroom Three piece white suite comprising modern panelled bath with mixer tap shower attachment and screen over, wash hand basin and low level WC, splashback tiling, heated towel rail, shaver point, extractor fan, tiled floor, recessed lighting to ceiling.

OUTSIDE

Parking Secure and allocated under croft parking, further visitor parking to the front.

NOTES LEASEHOLD.

Council tax band B - £1834.34 pa.
Lease term @ 116 years remaining.
Service charge £157 pcm.
Ground rent £250 pa.
There are modern electric radiators with underfloor heating too.



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	