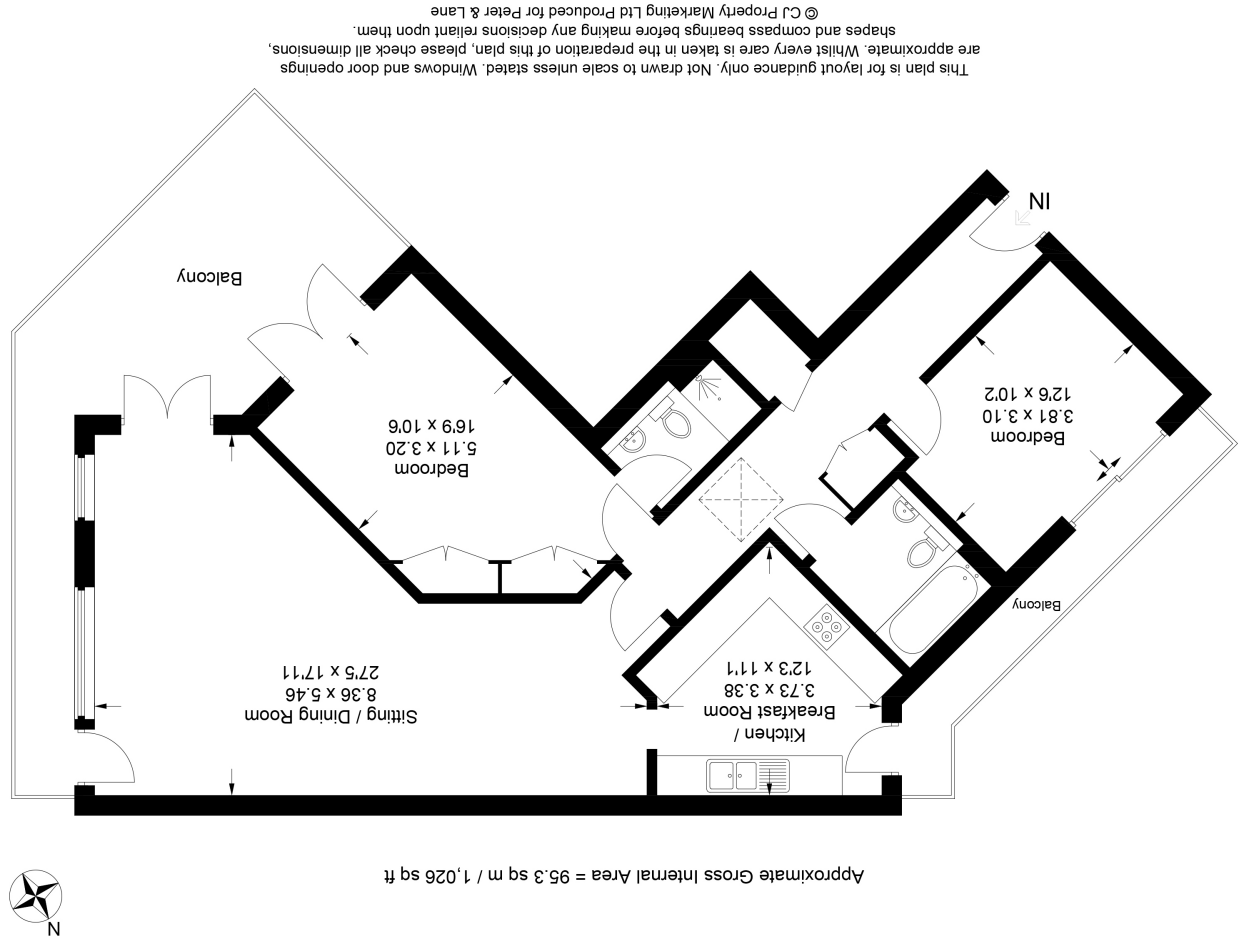


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever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







## 42 Red Admiral Court, Little Paxton, St Neots PE19 6BU

£295,000

- Luxury PENTHOUSE apartment
- Separate balcony from the Kitchen and second Bedroom
- Two bathrooms
- 1026 sq ft
- RIVER VIEWS from the substantial TERRACE
- Lift to ALL floors
- Allocated parking
- Chain free!

### Accommodation

secure communal door to:

Communal Hallway. Staircase to all levels. LIFT rising to the Third Floor Landing.

SECURE DOOR TO:

### Hallway

large storage cupboard, additional double width cupboard housing hot water cylinder

### Kitchen & Breakfast Room

3.73m x 3.38m (12' 3" x 11' 1") comprising an array of wall mounted, tall and floor level storage cupboard units with fitted worksurfaces, inset sink and drainer unit with mixer tap over, integrated appliances to include fan assisted double oven, 4 ring gas hob with extractor over, dish washer, washer/dryer and fridge/freezer, glazed door to the Balcony

### Reception Room

8.36m x 5.46m (27' 5" x 17' 11") A large 28ft reception room with full height picture windows overlooking the rear, double doors leading out to the TERRACE, two radiators

### Bedroom One

5.11m x 3.2m (16' 9" x 10' 6") double built-in wardrobes, radiator, double doors leading out to the TERRACE

### En-Suite

double width fully tiled shower enclosure, low level W.C and wash hand basin with splashback wall tiling, radiator

### Bedroom Two

3.81m x 3.10m (12' 6" x 10' 2") radiator, sliding doors leading to the BALCONY

### Bathroom

three piece white suite to comprise panel bath with shower handset over, low level W.C and wash hand basin with splashback wall tiling (tiled to half height around bath), radiator

### Outside

a large TERRACE to the rear of the apartment with beautiful RIVER VIEWS accessed from both the Reception Room and Master Bedroom, a secondary BALCONY lies to the front of the apartment accessed from the Kitchen and Bedroom Two

Allocated parking is provided in the communal carpark (marked bay) along with communal bike and bin stores. Red Admiral Court sits within well tended gardens with walkways alongside the River Great Ouse

### Agents Notes

this is a LEASEHOLD property, full details of the lease term, ground rent and service charges will be confirmed by your Solicitor during the conveyancing process.

We are informed that the lease term is 125 years from 2013 and the current Ground Rent is £275.00 p/a with annual Service Charges of £1690.

If you require any further information on this property or would like to arrange a viewing, please call us on 01480 406400

