

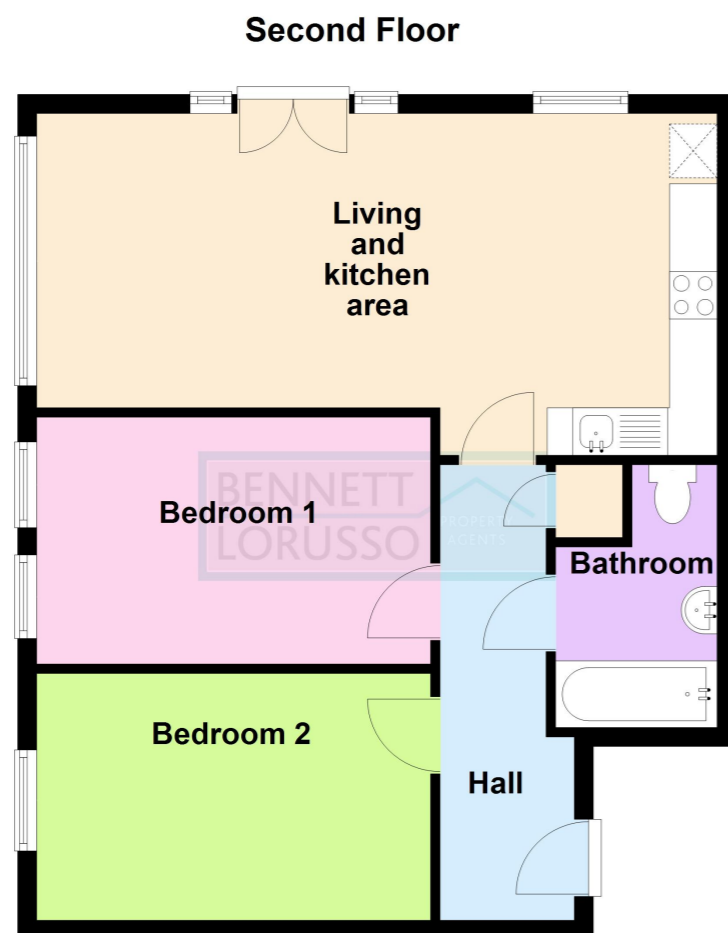
Directions

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.



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



116 Samuel Jones Crescent, Little Paxton, St Neots, Cambs. PE19 6QY.

£97,500

An excellent opportunity to get on the property ladder with this 50% shared ownership apartment on this highly popular development. There are twin aspects to the generous living room and kitchen areas with a Juliette balcony with double doors. The two double bedrooms are well proportioned and there is a fully fitted modern bathroom suite. Entry is via an intercom phone and there is an allocated parking space adjacent to the ground floor entrance. The property is well presented and viewing is highly recommended

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SECOND FLOOR

Hall Doors to living room, bedrooms and bathroom. Intercom entry phone. Airing cupboard with hot water tank and immersion heater cupboard.

Living Room and Kitchen 7.17m x 3.60m (23' 6" x 11' 10") Maximum /3.10m (10' 2") Minimum .Large picture window to side aspect, further Juliette balcony and side windows to front aspect, Mylek electric panel heater.

Kitchen area: Fully fitted with an attractive range of light grey base cupboards and drawers with integrated Oven and ceramic hob over. Further work surface with single drainer sink unit. Space for upright fridge/ freezer and plumbing for washing machine. Tiled splashbacks and extractor hood. Double glazed window to front aspect.

Bedroom One 4.20m x 2.60m (13' 9" x 8' 6") Twin double glazed windows to side aspect, Mylek electric panel heater.

Bedroom Two 4.20m x 2.60m (13' 9" x 8' 6") Double glazed window to side aspect, Mylek electric panel heater.

Bathroom Fitted with a modern three piece suite comprising a panel bath with shower attachment over, pedestal wash hand basin and low level WC. Shaver point, chromed ladder effect towel radiator, tiled splashbacks.

Outside An allocated car parking space is to be found in the row to the front of the main entrance foyer.

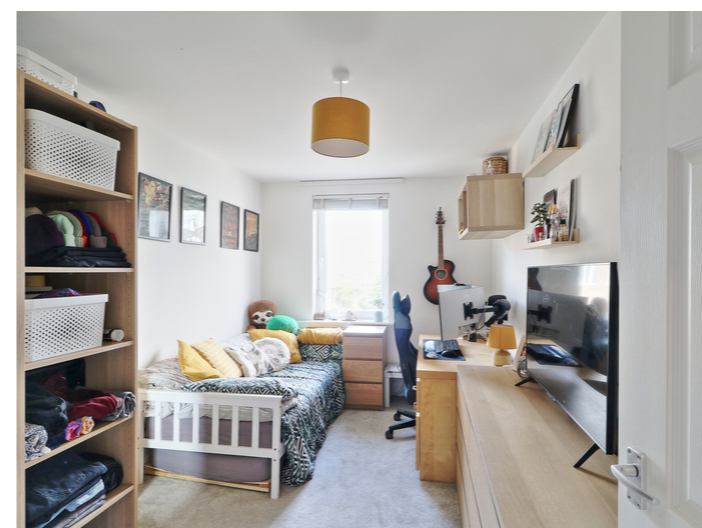
Service charge and rent This property is 50% Co-owned with Cambridge Housing Society.

Current charges.
Rent £227.75 pcm.
Service charge £62.40 pcm

Both amounts are paid monthly to the association. Applicants interested should contact Bennett Lorusso Property Agents for further information on making an application to CHS group.

The property is Leasehold .Originally a 99 year term of which 86 remain unexpired. You are able to purchase additional shares in the property, known as 'staircasing', at 10% increments or more at any time.

Council Tax Band B 2024-2025 £1785.87



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	80
(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	