

Directions

PE19 6PQ.

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. 57.5 sq. metres (618.9 sq. feet)

Tel: 01480 211777
www.bennettlorusso.co.uk



**Flat 29 Grove Court, Rampley Lane, Little Paxton, St Neots,
Cambridgeshire. PE19 6PQ.**

Offers In Excess Of £240,000

A delightful two double bedroom ground floor apartment with direct access on to its own private rear garden and with a garage plus a parking space. Situated on a small attractive development with superbly maintained grounds and a varied selection of homes with ample parking and on the edge of this well served village. The immaculate accommodation includes a stylish bathroom with a large shower, a living room with French style doors on to the garden and a quality fitted kitchen.

This is a premium property in wonderful surroundings and early viewing is strongly advised.



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Ground Floor

Main Entrance With secure intercom entry, a brick paved hallway leads to:

Entrance Hall Solid entrance door, built-in store cupboard, further airing cupboard, electric radiator, entry phone and recessed lighting to ceiling.

Bedroom One 3.0m x 3.0m (9' 10" x 9' 10") Double glazed window to the front, single wardrobe and a night storage heater.

Bedroom Two 4.0m x 2.15m (13' 1" x 7' 1") Double glazed window to front, night storage heater.

Bathroom A modern three piece white suite comprising a large corner shower enclosure with mixer shower and sliding doors, wash hand basin and WC, splashback tiling, extractor fan and a heated towel rail.

Kitchen 2.76m x 1.98m (9' 1" x 6' 6") Well fitted with a good range of modern base and wall units including corner carousel units, electric oven and ceramic hob with pull-out extractor over, splashback tiling, stainless steel sink with mixer tap, plumbing for washing machine, fridge/freezer space, recessed lighting to ceiling.

Living Room 4.88m x 3.66m (16' 0" x 12' 0") TV connections including Cable, night storage heater, double glazed window and French style doors on to the rear garden, further folding door to the kitchen.

Outside

Rear Garden Fully enclosed and fully paved, well tended with flower and shrub borders, raised planters, exterior light and tap.

Garage + Parking Space With oak effect up and over door, roof storage space plus driveway parking in front.

Grounds Beautifully landscaped and maintained with lawned areas, numerous shrubs and trees, visitor parking and a refuse collection area.

Notes LEASEHOLD.
Council tax band - A £1608.14 pa.
Lease term @ 962 yrs remaining.
Ground rent -nil to pay.
Service charge @ £115 pcm.



EPC

