



North Lodge Drive, Papworth Everard CB23 3NY

## Guide Price £190,000

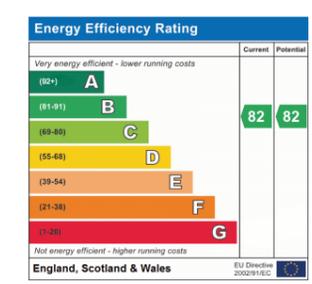
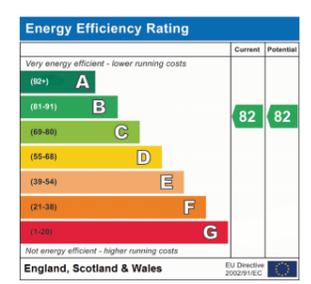
- Beautifully Appointed First Floor Apartment
- Two Bedrooms
- Re-Fitted Contemporary Kitchen And Bathroom Suite
- UPVC Double Glazing
- Gas Fired Central Heating
- Ideal First Time Buy Or Buy To Let Opportunity
- Easy Access To Cambridge
- Designated Parking Plus Visitors Parking



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**Secure Communal Access**

Entry telephone system, leading to first floor landing.

**Panel Door To**

**Entrance Hall**

A large L shaped space with cloaks cupboard housing new gas fired central heating boiler serving hot water system and radiators, storage cupboard, utilities cupboard with plumbing for automatic washing machine and space for tumble dryer, access to insulated loft space, recessed lighting, radiator, composite flooring.

**Bedroom 1**

9' 10" x 8' 10" (3.00m x 2.69m)

Wardrobe range with hanging and shelving, radiator, UPVC window to rear aspect.

**Bedroom 2**

9' 2" x 8' 2" (2.79m x 2.49m)

Double wardrobe with hanging and shelving, radiator, UPVC window to rear aspect.

**Family Bathroom**

7' 3" x 5' 3" (2.21m x 1.60m)

Re-fitted in a contemporary three piece white suite comprising low level WC with concealed cistern, vanity wash hand basin with mixer tap, extensive tiling, oversized screened shower enclosure with independent shower unit fitted over, heated towel rail, shaver point, recessed lighting, ceramic tiled flooring.

**Sitting Room**

18' 4" x 14' 5" (5.59m x 4.39m)

Incorporating **Kitchen Area**. An impressive open plan space with refitted kitchen in a range of contemporary base and wall mounted cabinets in contrasting colours, a selection of integrated appliances incorporating automatic dishwasher, single drainer stainless steel sink unit with mixer tap, drawer units, pan drawers, fitted fridge /freezer ,integral electric oven and gas hob with suspended extractor unit fitted above, extensive tiling, two double glazed windows to rear aspect, TV point, telephone point.

**Outside**

There is one designated parking space and up to ten visitor spaces subject to availability.

**Tenure**

Leasehold

150 years from 2007

Ground Rent - £300.00 per annum

Service Charge - £110 per month payable bi-annually

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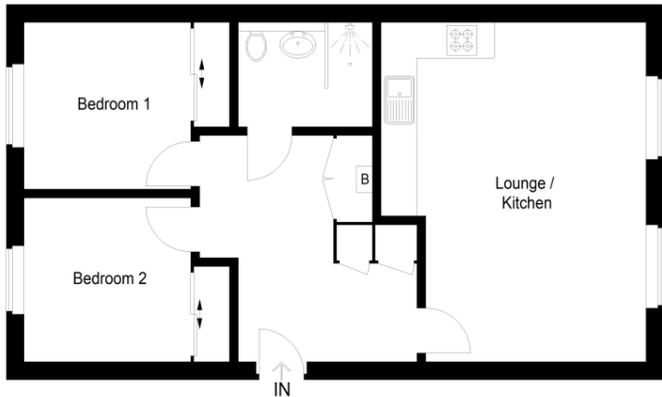
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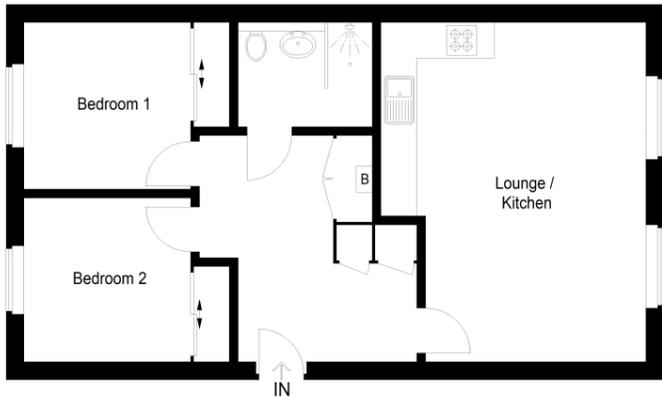
Approximate Gross Internal Area = 59.7 sq m / 643 sq ft



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. (ID1103417)  
Housepix Ltd



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<b>Huntingdon</b> 60 High Street Huntingdon 01480 414800	<b>Kimbolton</b> 24 High Street Kimbolton 01480 860400	<b>St Neots</b> 32 Market Square St. Neots 01480 406400	<b>Mayfair Office</b> Cashel House 15 Thayer St, London 0870 1127099
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