

Directions

PE19 2EJ.

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.

Second Floor

Approx. 60.7 sq. metres (653.3 sq. feet)



Tel: 01480 211777
www.bennettlorusso.co.uk

BENNETT
LORUSSO PROPERTY AGENTS



81 Mallard Lane, St Neots, Cambridgeshire. PE19 2EJ.

£125,000

A spacious two bedroomed second floor flat with well planned accommodation and situated close to good local amenities. This chain free property would make a great first time buy or a potential buy to let and includes secure telephone entry, UPVC double glazing and gas fired radiator central heating with a modern combination boiler, a kitchen/breakfast room, a bathroom with a three piece white suite and ample storage space. We would recommend internal viewing - call us to arrange.



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Ground Floor

Main Entrance Security door with telephone entry, lobby with stairs rising to all floors.

First Floor

Entrance Hall Composite entrance door, entry phone, vinyl flooring, radiator, double cupboard, airing cupboard.

Bedroom One 3.80m x 3.35m (12' 6" x 11' 0") Double glazed window, radiator.

Bedroom Two 3.80m x 1.97m (12' 6" x 6' 6") Double glazed window and radiator.

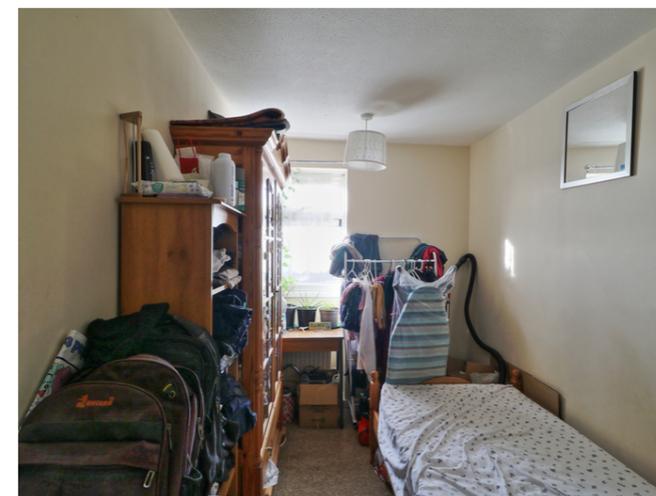
Living Room 4.80m x 3.25m (15' 9" x 10' 8") Double aspect double glazed windows, two radiators, BT and Cable points, door to the kitchen.

Kitchen/Breakfast Room 3.25m x 2.45m (10' 8" x 8' 0") Fitted units, sink and mixer tap, plumbing for washing machine, splashback tiling, fridge/freezer recess, ceramic hob with electric oven, cupboard housing the gas fired combination boiler, double glazed window, vinyl flooring.

Bathroom Three piece white suite comprising a modern panelled bath with mixer tap shower attachment and screen, wash hand basin and low level WC, splashback tiling, radiator, large cupboard, extractor fan, vinyl flooring.

Outside

Notes Leasehold.
 Unexpired lease of 89 yrs.
 Service charge £1718 pa.
 Ground rent £10 pa.
 Council Tax Band A - £1,721.50pa.
 No chain.
 Can be bought with tenants in situ.



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	