

Directions

Pe19 2LL.

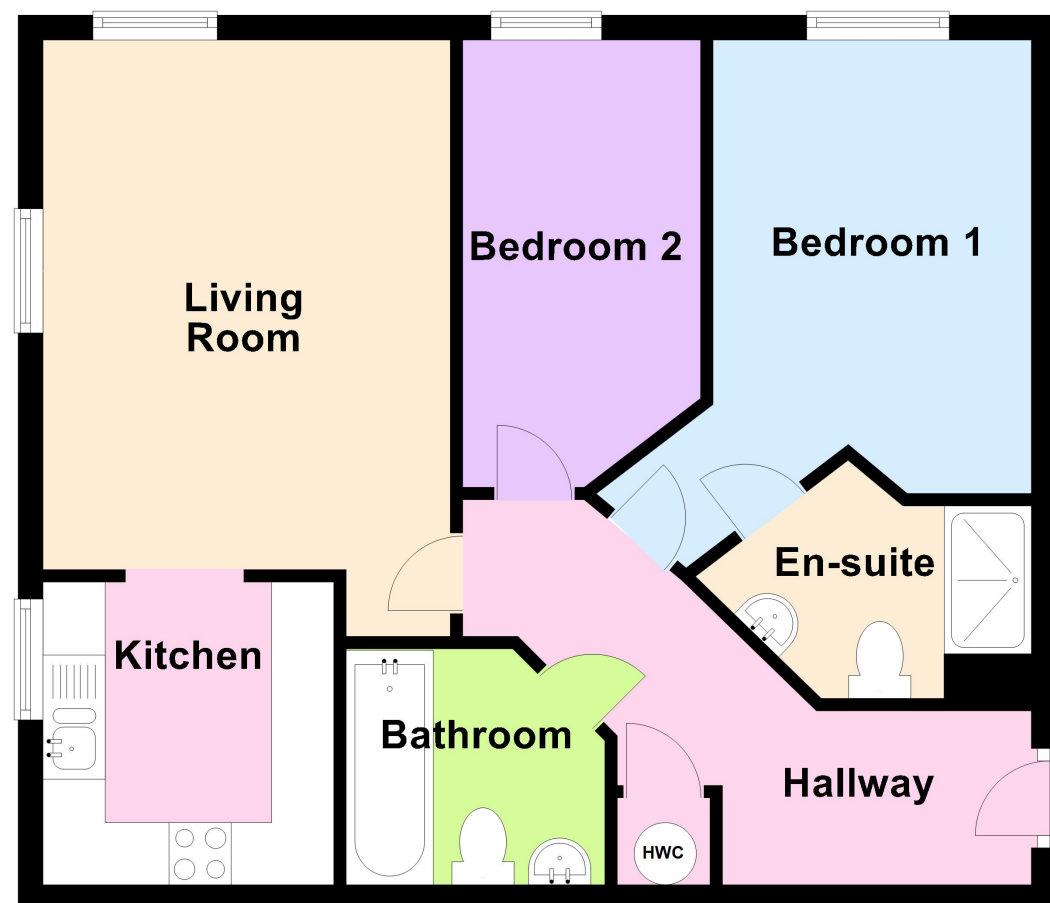
DATA PROTECTION ACT 1998

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.

Third Floor



Tel: 01480 211777
www.bennettlorusso.co.uk



22 Delphinium Court, Eynesbury, St Neots, Cambridgeshire. PE19 2LL.

OIEO £170,000

A well presented TOP FLOOR apartment with electric gated access and secure allocated parking within the development. Situated close to pleasant Riverside walks, nature reserve, shopping and leisure facilities. The well planned accommodation includes, a spacious hallway with entry phone, open plan living room with kitchen off, two bedrooms, an en-suite shower room and main bathroom. This property would make an excellent first time buy or investment purchase. For those who cycle there is a secure storage room on the ground floor of the block.



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Ground Floor

Entrance Main entrance door with telephone entry, carpeted stairs to all floors.

Third Floor

Private Landing Solid entrance door to:

Entrance Hall Entry phone, radiator, fitted storage cupboard and shelved airing cupboard housing the hot water cylinder.

Bathroom Three piece white suite incorporating a modern panelled bath with mixer tap and shower attachment, pedestal wash hand basin and low level WC, splashback tiling, extractor fan, radiator and ceramic tiled floor.

Bedroom One 3.67m x 2.60m (12' 0" x 8' 6") Double glazed window to the front, radiator, door to:

En-suite Shower Room Three piece white suite including a large shower enclosure with mixer shower, pedestal wash hand basin and low level WC, splashback tiling, extractor fan, radiator and ceramic tiled floor.

Bedroom Two 3.60m x 1.94m (11' 10" x 6' 4") Double glazed window to front, radiator, ACCESS TO THE LOFT STORAGE SPACE.

Kitchen 2.35m x 2.35m (7' 9" x 7' 9") Fully fitted with integrated appliances comprising dishwasher, washing machine, fridge/freezer, ceramic hob, electric double oven and extractor hood. Stainless steel bowl & 1/4 sink with mixer tap, a range of modern base and wall units, cupboard concealing the electric fired boiler, double glazed window to the side, luxury vinyl tile flooring, opening on to:

Living Room 4.75m x 3.25m (15' 7" x 10' 8") Luxury vinyl tile flooring, double glazed windows to the front and side aspects, two radiators, TV connections.

Exterior

Parking Secure allocated parking space within an electronic gated courtyard. Further visitor spaces to the front of the building.

Facilities Refuse store room and separate SECURE CYCLE STORE. General green areas to the front.

Notes Leasehold. Loft storage space. Council tax band B - £1834.34 pa. Full fibre broadband is connected. Electric fired boiler to a wet radiator system. 115 years unexpired lease tbc. Ground rent £250 pa. Service charge £ 2827 for 1/1/25 - 31/12/25. The increase in service charge for this year is due to the 2022 regulations around building and fire safety, introduced after the Grenfell fire. The management company plan on making a number of changes and it is anticipated to be a one-off cost, therefore the charge would be lower again in following years.



EPC

