

| Energy Efficiency Rating                    |           |
|---|-----------|
| Current                                     | Potential |
| Very energy efficient - lower running costs |           |
| A   | A         |
| B   | B         |
| C   | C         |
| D   | D         |
| E   | E         |
| F   | F         |
| G   | G         |
| Not energy efficient - higher running costs |           |
| England, Scotland & Wales                   |           |
| EU Standard 2002/91/EC                      |           |

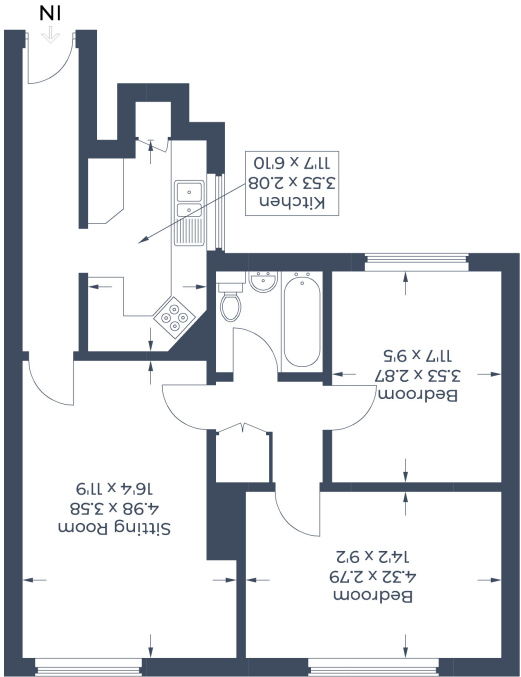


Illustration for identification purposes only.  
measurements are approximate, not to scale.  
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## 100 Duck Lane, St Neots, Cambridgeshire PE19 2DF      Guide Price £155,000

- GROUND FLOOR PURPOSE BUILT FLAT
- Gas radiator Central Heating and Double Glazing
- In need of some general updating
- Offered for sale with NO FORWARD CHAIN.
- Close to town centre and mainline train station.
- TWO DOUBLE BEDROOMS
- Good Size Lounge
- Ideal for first time buyer or as an Investment property
- Communal Outdoor Space

### Ground Floor

#### Communal Entrance Hall

The communal entrance hall is approached via security intercom entrance door. There is also a built in cupboard adjacent to the flat entrance which houses the central heating boiler.

#### Entrance Hall

Entrance door to front, laminate flooring, intercom telephone, radiator, doors leading off to Lounge and Kitchen.

#### Kitchen

3.24m x 2.139m (10' 8" x 7' 0"). Double glazed window to side aspect. Fitted kitchen comprising of single drainer sink unit, base and wall mounted cupboards offering storage, drawer units, work surface, tiled splash back surrounds, corner shelving, tiled flooring, large built in storage cupboard with shelving, integrated gas hob with cooker hood over and built in electric oven, plumbing for automatic washing machine

#### Lounge

4.798m x 3.138m (15' 9" x 10' 4"). Double glazed window to rear aspect, laminate flooring, radiator, central heating thermostat, tv point. Door to inner hall

#### Inner Hall

Built in double storage cupboard, laminate flooring. Doors leading off to Bedrooms and Bathroom.

#### Bedroom One

4.25m x 2.82m (13' 11" x 9' 3"). Double glazed window to rear aspect, radiator.

#### Bedroom Two

3.751m x 2.898m (12' 4" x 9' 6"). Double glazed window to front aspect, radiator.

#### Bathroom

Double glazed window to front aspect. White suite comprising of low level EC, pedestal wash hand basin, side panelled bath with electric shower over.

#### Communal Gardens

There is a communal courtyard garden with allocated external storage cupboard.

### Ground rent and Service Charge

The Ground Rent is £10 per annum

The Annual Service Charge for 2025 is £1617.48.

There are approximately 91 years remaining on the lease.

