

Directions

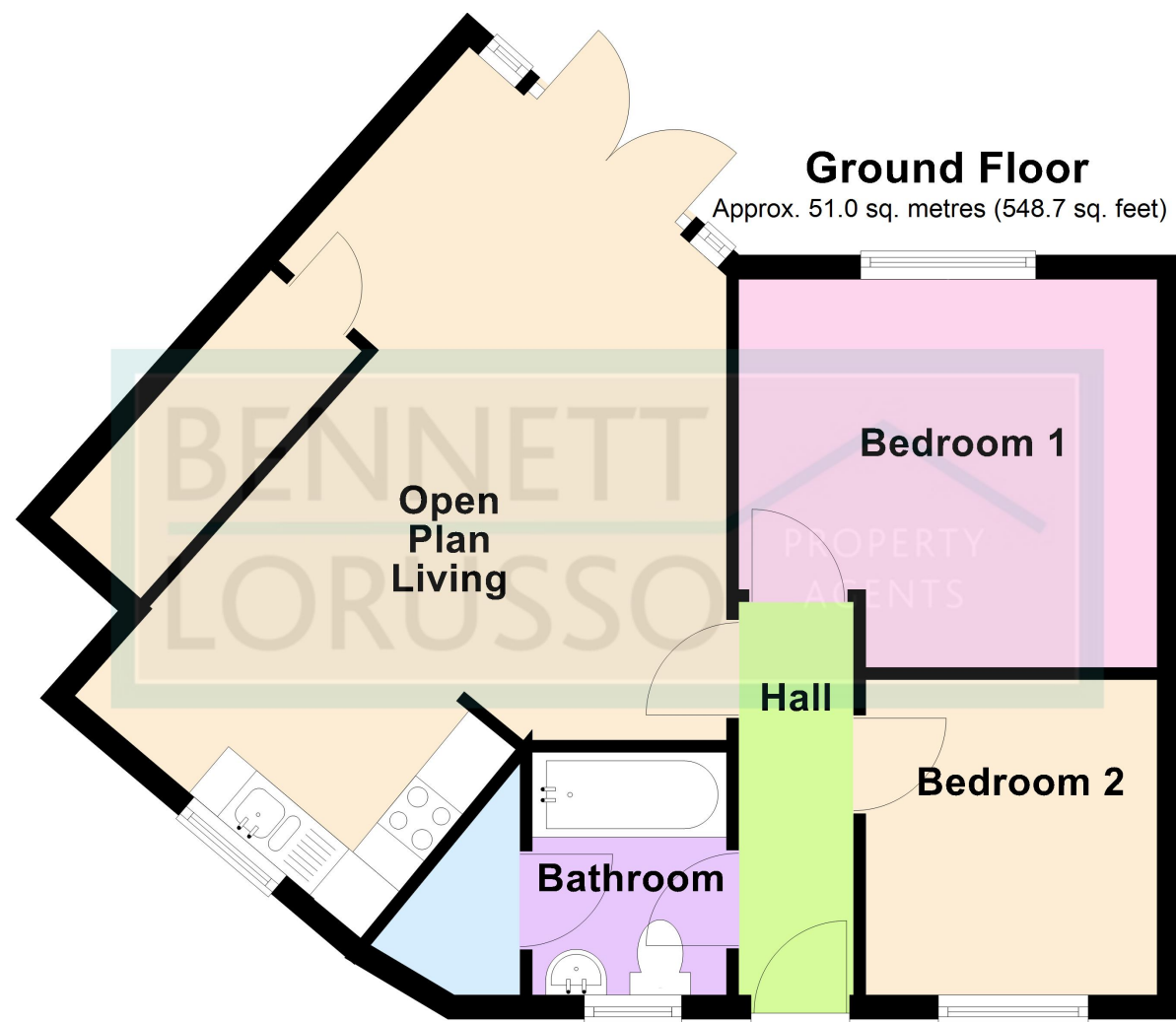
PE19 6TS.

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.



Tel: 01480 211777
www.bennettlorusso.co.uk

**BENNETT
LORUSSO** PROPERTY
AGENTS



21 Tortoiseshell Walk, Lt Paxton, St Neots, Cambridgeshire. PE19 6TS.

OIEO £190,000

A bright and spacious two bedroom ground floor apartment with a private, enclosed rear garden and parking, ideally situated overlooking a pleasant Green in this well served riverside village. The modern open plan living accommodation is well presented and includes a white fitted kitchen with oven & hob, generously sized living room with access to the rear garden and a shower room with a double sized enclosure and large cloakroom. A great chain free home not to be missed, contact us to arrange your viewing!



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Ground Floor

Entrance Hall Composite and part double glazed entrance door, radiator, vinyl flooring, central heating thermostat.

Shower Room Three piece white suite comprising a large double shower enclosure with mixer shower and sliding doors, wash hand basin and low level WC, waterproof boarding, radiator, extractor fan, double glazed window and vinyl flooring, door to a large cloaks cupboard/store room with lighting.

Bedroom Two 2.55m x 2.32m (8' 4" x 7' 7") Double glazed window to the front with fitted blind, radiator.

Bedroom One 3.45m x 2.48m (11' 4" x 8' 2") Double glazed window to the rear with fitted blind, large double fitted wardrobe with shelving and rails, radiator.

Kitchen A range of fitted base and wall units, stainless steel bowl and 1/4 sink with mixer tap, plumbing for washing machine, splashback tiling, stainless steel gas hob with electric oven under and extractor hood over, fridge/freezer space, cupboard housing the gas fired combination boiler, double glazed window to the front with fitted blind, vinyl flooring.

Living Room 5.85m x 3.57m inc. kitchen area (19' 2" x 11' 9") Two radiators, TV connections and ample power points, vinyl flooring, large built-in cupboard, double glazed French style doors onto the rear garden.

Outside

Rear Garden Fully enclosed by timber fencing and fully paved, side/rear gate.

Parking Allocated space to the rear of the property.

Notes Leasehold.
Council tax band - B £1876.17 pa.
Lease term @ 112 years unexpired.
Service Charge £501.22pa.
Ground Rent £250pa.



EPC

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