

## Directions

PE19 2LL.

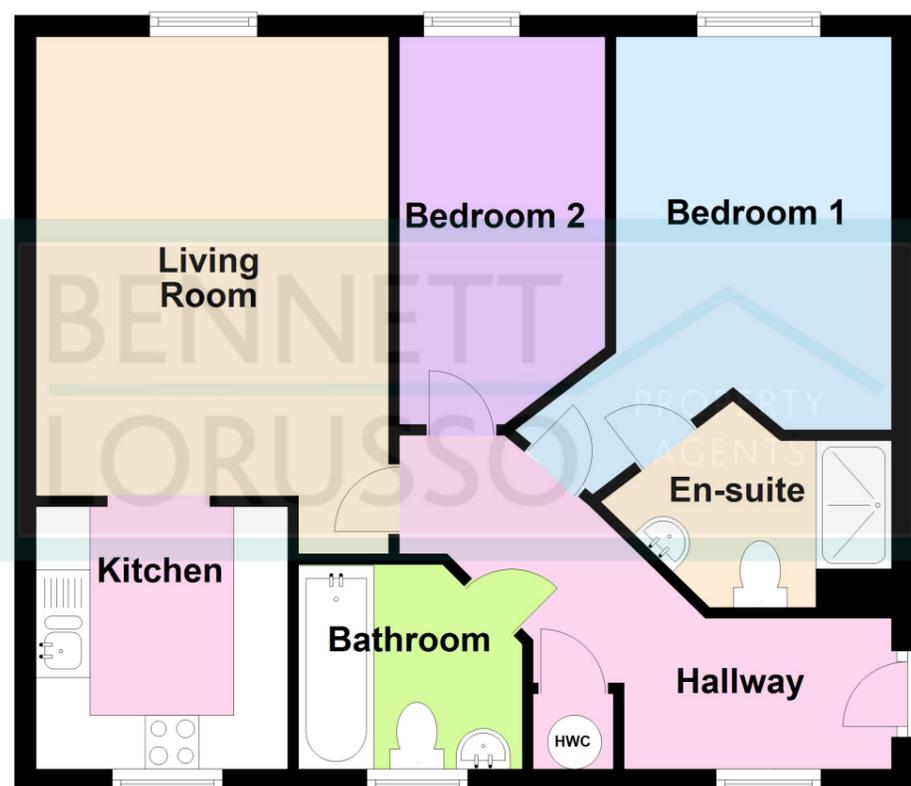
## DATA PROTECTION ACT 1998

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.

### Ground Floor



Total area: approx. 582.6 sq. feet

Tel: 01480 211777  
www.bennettlorusso.co.uk

**BENNETT**  
**LORUSSO** PROPERTY AGENTS



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

**OIEO £170,000**

An immaculately presented two bedroom ground floor apartment with gated access and allocated parking. Situated close to pleasant riverside walks and good facilities, the well planned accommodation includes, a spacious hallway, large living room, a fitted white kitchen, master bedroom with en-suite shower room, a good size second bedroom and main bathroom. An excellent first time buy or investment and early viewing is strongly advised.



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## Ground Floor

**Main Entrance** Entry door with intercom system, private post boxes, this communal entrance leads to the carpeted stairwell and access to all floors.

**Entrance Hall** High security composite front door to hallway, doors to all rooms, cupboard housing the hot water cylinder, radiator, double glazed window overlooking rear courtyard, entry phone, smoke alarm.

**Bathroom** Fitted with a quality three piece white suite including modern panelled bath, low level WC and pedestal wash hand basin, tiled splashbacks, chrome heated towel radiator, extractor fan, double glazed window to rear courtyard, tile effect flooring.

**Kitchen** 7' 9" x 7' 8" (2.37m x 2.33m) Fully fitted with a good range of white fronted base and wall mounted units comprising one and a half bowl stainless steel sink unit with mixer tap, plumbing for washing machine and dishwasher, work surface with electric hob with stainless steel splashback, oven under and extractor hood over, integrated fridge/freezer, concealed wall hung electric fired central heating boiler, central heating programmer, tile effect flooring, double glazed window to rear overlooking courtyard.

**Living Room** 15' 9" x 10' 10" (4.81m x 3.29m) A light and spacious room with double glazed window to the front, two radiators, TV and telephone points including satellite connection, opening to kitchen.

**Bedroom Two** 11' 11" x 6' 5" (3.62m x 1.95m) Double glazed window to front, access to insulated loft space, radiator.

**Bedroom One** 12' x 8' 5" (3.65m x 2.56m) Double window to front, radiator, TV aerial point, door to en-suite shower room.

**En-suite Shower Room** Three piece white suite incorporating a double shower enclosure with mixer shower and sliding doors, low level WC and pedestal wash hand basin, extractor fan, radiator, splashback tiling and tile effect flooring.

## Outside

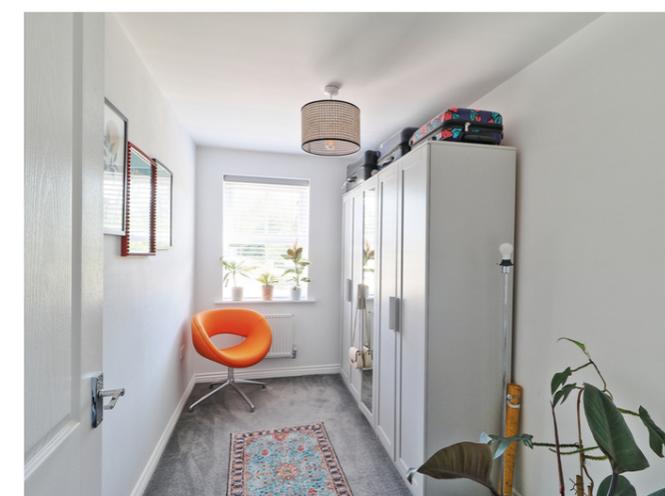
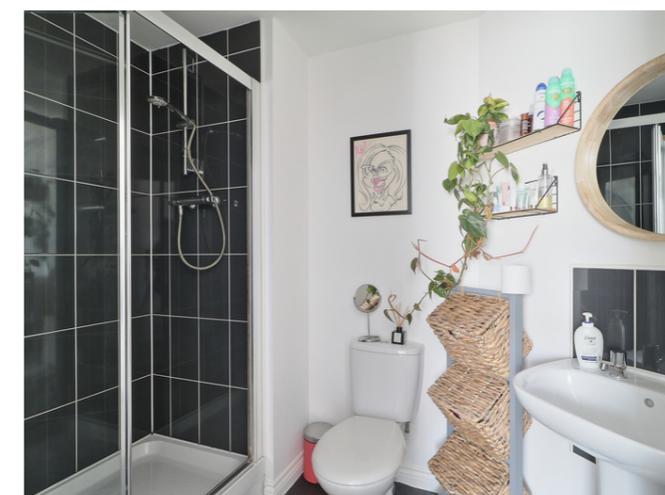
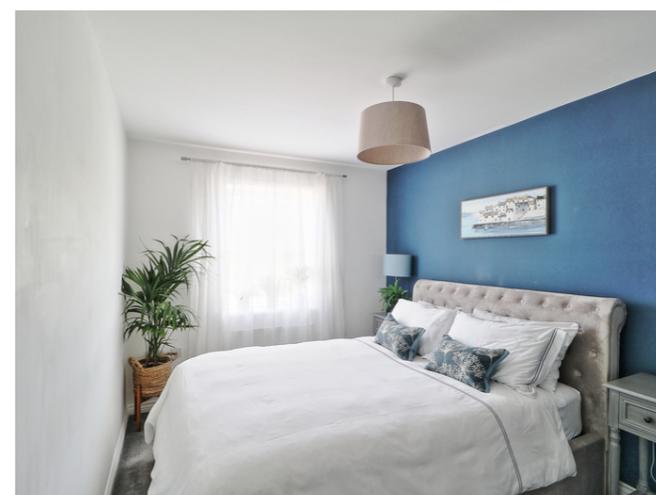
**Parking** One space is allocated to the front of the property with ample visitor spaces.

**Facilities** There is access to a cycle store for which a key is provided. A refuse and recycling store with water tap. A children's play area is situated to the front.

Close to Pocket Park and pleasant riverside walks. A short walk to the Tesco Superstore, Doctors surgery and St Neots leisure centre. Good access to the Cambridge/Bedford A428 and the North/South A1 dual carriage way.

Distance to train station @2.2 miles. Around 2 miles from the town centre. A potential rental income of @ £1000 pcm.

**Notes** Leasehold. Service charge £216.09 pcm. Ground rent £250 pa. Unexpired lease term 111 yrs. Council tax band B - £2,008.42 pa.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	64
(39-54)	E	64
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		