

## Directions

PE19 7SR.

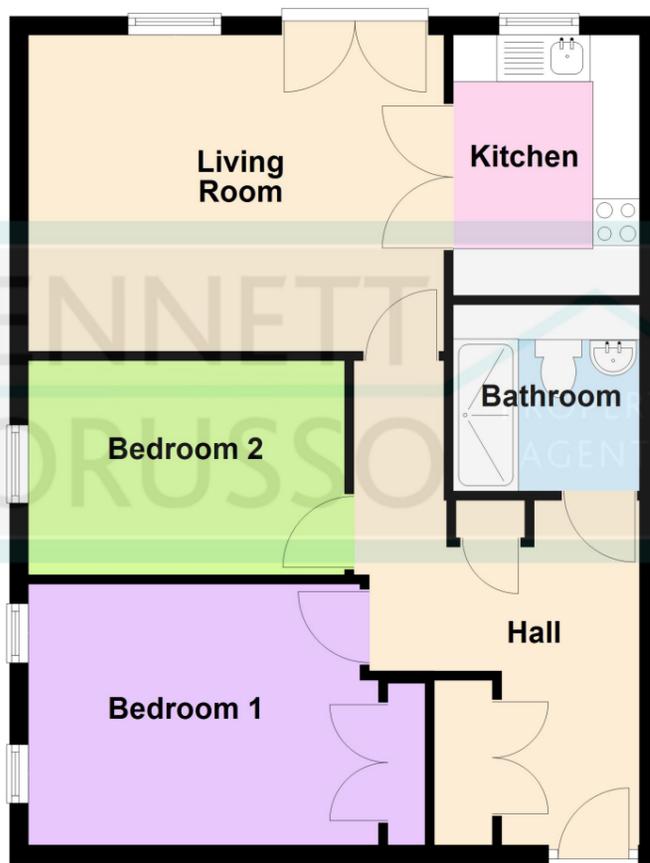
## DATA PROTECTION ACT 1998

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. 57.1 sq. metres (614.4 sq. feet)



Tel: 01480 211777  
www.bennettlorusso.co.uk

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



Flat 48 Cavendish Court, Crosshall Road, Eaton Ford, St Neots, Cambridgeshire. PE19 7SR.

**OIEO £260,000**

A well presented two double bedroomed first floor flat, well positioned with a great outlook in this prestigious retirement development, close to St Neots town centre. The bright and comfortable accommodation also includes a living room to the front with French style doors and a Juliette balcony, a separate kitchen with fitted wood effect units, a modern fitted bath/shower room with a double size enclosure and there is ample storage throughout. Outside, there are attractive landscaped gardens, ample parking spaces as well as allocated undercroft parking. This delightful chain free retirement home benefits from numerous excellent facilities and is well worth a visit!



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## Ground Floor

**Main Entrance** Secure entry with an intercom system, a spacious reception hall with an impressive staircase to all floors and a lift.

## First Second Floor

**Entrance Hall** Solid entrance door, alarm call panel, large double cloaks cupboard, access to the loft space, night storage heater, further cupboard housing the hot water cylinder.

**Living Room** 4.60m x 3.36m (15' 1" x 11' 0") Double glazed window and French style doors with a Juliette balcony to the front aspect, night storage heater, wall lighting, Cable points, coving to ceiling, double doors to:

**Kitchen** 2.75m x 2.0m (9' 0" x 6' 7") A range of wood effect base and wall units, stainless steel bowl & 1/4 sink with mixer tap, splashback tiling, double glazed window to front, ceramic hob with extractor hood and a split level double oven, fridge/freezer space.

**Bathroom** With a three piece white suite comprising a large double shower enclosure with glazed screen and mixer shower, wash hand basin and close coupled WC, fully tiled walls and floor, extractor fan, heated towel rail and a fan heater.

**Bedroom One** 3.75m x 2.78m (12' 4" x 9' 1") Two double glazed windows to the front, night storage heater, large double built-in wardrobe.

**Bedroom Two** 3.35m x 2.30m (11' 0" x 7' 7") Double glazed window to front, electric panel heater.

## Exterior

**Parking** Allocated undercroft parking space. Additional visitor parking is also available.

**Facilities** Cavendish Court has some great communal facilities including, a comfortable lounge which also holds social events and has a conservatory with doors out to a raised timber decked terrace, with wonderful park and river views, a house manager, hairdressing salon, guest suites, a laundry room and a library area. There is also a 24-hour alarm call service.

**Notes** Leasehold.

Term 98 years remaining.

Service Charge 2026-2027 £1293.44 per Quarter .Total £ 5,173.76 Full Year (TBC).

Ground Rent £525.36 pa. 2026-2027

No chain.

Council tax band C - £2193.53 pa.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	