

## Directions

PE19 2EQ.

## 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.

### First Floor

Approx. 45.9 sq. metres (494.2 sq. feet)



213 Duck Lane, St Neots, Cambridgeshire. PE19 2EQ.

**£120,000**

A spacious one double bedroomed first floor flat with secure entry, ample storage and access to general off road parking. The well presented accommodation includes a modern bath/shower room with a double shower enclosure, a separate living room and fitted kitchen with oven and hob, double glazing and gas fired radiator central heating with a combi boiler. Situated around a mile from the mainline station with no onward chain, early viewing is recommended.



17 Steam Flour Mill, Church Street, St Neots, PE19 2AB  
Tel: 01480 211777. [www.bennettlorusso.co.uk](http://www.bennettlorusso.co.uk)

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Ground Floor

**Entrance** Secure entrance door with a telephone entry system, hall and stairs rising to the first floor.

First Floor

**First floor landing.** With lighting and solid front door to:

**Entrance Hall** Radiator, entry phone, walk-in store room with light, two further built-in cupboards, central heating programmer.

**Bath/Shower Room** With a three piece white suite comprising a double shower enclosure with sliding door and a mixer shower, wash hand basin and WC, fully tiled walls, extractor fan, radiator, vinyl flooring.

**Bedroom** 3.44m x 3.24m (11' 3" x 10' 8") Double glazed window to the front, radiator decorative wall panel.

**Kitchen/Diner** 3.09m x 2.88m (10' 2" x 9' 5") Fitted with a range of Maple wood style base and wall units, plumbing for washing machine, splashback tiling, stainless steel sink and mixer tap, wall mounted gas fired combination boiler, radiator, stainless steel gas hob with electric oven and extractor hood, double glazed window, consumer unit.

**Living Room** 3.58m x 3.44m (11' 9" x 11' 3") Double glazed window to the front, radiator, TV connections including Cable.

Outside

**Parking & Gardens/Facilities** There is general resident parking to the rear and an enclosed garden area.

**Notes** Leasehold.  
No forward chain.  
Unexpired lease term @ 100 yrs.  
Ground rent £10 pa.  
Service charge £120 pcm.



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>		
(55-68) <b>D</b>	70	77
(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		