

Directions

PE19 2EQ.

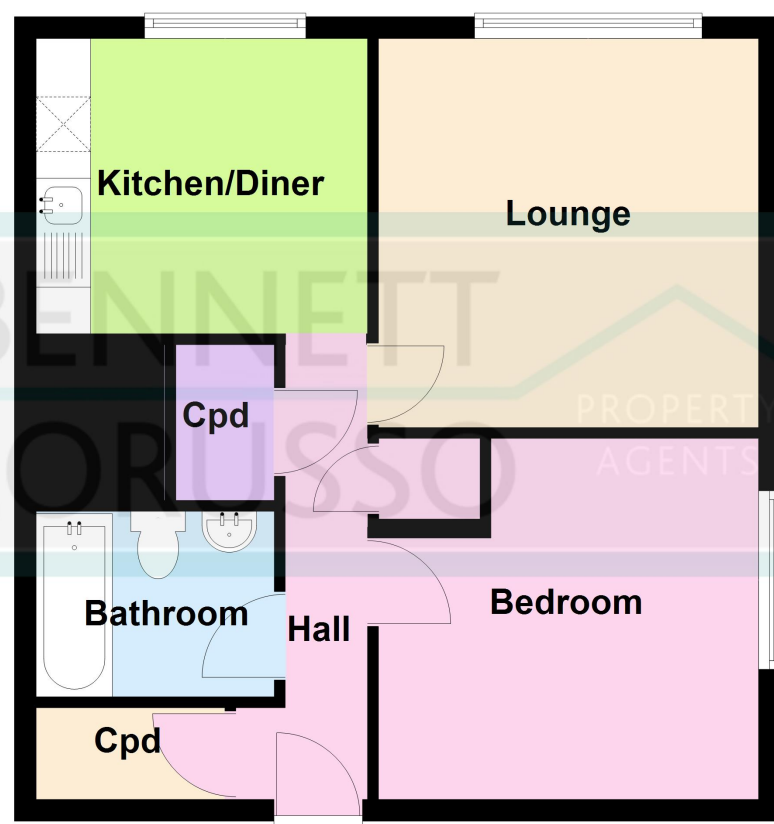
DATA PROTECTION ACT 1998

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



Total area: approx. 46.3 sq. metres (498.1 sq. feet)

Tel: 01480 211777
www.bennettlorusso.co.uk

**BENNETT
LORUSSO** PROPERTY
AGENTS



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

Offers Around £110,000

A spacious one double bedroom first floor flat with well planned accommodation and ample storage. There is secure telephone entry, UPVC double glazing and gas fired radiator central heating, a separate living room and kitchen/breakfast room along with a white bathroom suite. Outside there is cycle storage, communal gardens and general off road parking. With no forward chain, this property would make an ideal first time buy or investment and we strongly advise early viewing.



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Ground Floor

Main Entrance Secure entrance door with telephone entry, stairs to the first floor.

First Floor

Landing Solid door to:

Entrance Hall Entry phone, radiator, laminate wood effect flooring, two built-in shelved cupboards and a walk-in store cupboard measuring 1.75m x 1.50m (5' 9" x 4' 11").

Bedroom 3.48m x 3.29m (11' 5" x 10' 10") Double glazed window to the side, radiator, laminate wood effect flooring.

Bathroom With a three piece white suite comprising modern panelled bath with mixer tap shower attachment and screen, wash hand basin and WC, extractor fan, splashback tiling, heated towel rail.

Kitchen 3.06m x 2.89m (10' 0" x 9' 6") Fitted base and wall units, stainless steel sink and mixer tap, splashback tiling, plumbing for washing machine, gas cooker point, wall mounted gas fired boiler, fridge/freezer space, radiator, double glazed window to rear, vinyl flooring, consumer unit.

Living Room 3.57m x 3.48m (11' 9" x 11' 5") Double glazed window to rear, radiator, TV aerial point.

Outside

Parking General off road parking area to the rear and communal garden area.
Cycle store and private storage shed.

Notes Leasehold.
Unexpired term @ 97 years.
Service charges @ £140 pcm
Ground rent £10 pa.
Council tax band A - HDC _- £1645.14 pa.
No forward chain.
Potential to purchase with a ready tenant.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	80
(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