

## Directions

PE19 2PP.

## 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

Approx. 45.3 sq. metres (487.8 sq. feet)



101 Andrew Road, Eynesbury, St Neots, Cambridgeshire. PE19 2PP.

**£110,000**

A spacious one double bedroomed ground floor flat, situated in a good residential area with easy access to schooling, shopping and leisure facilities. This no chain property has telephone entry, double glazing, electric heating, good sized living room with a separate kitchen and a bathroom with a modern white suite. Outside there is allocated parking and communal gardens laid mainly to lawn. A great first time buy or buy to let and early viewing is advised.



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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**BENNETT  
LORUSSO** PROPERTY  
AGENTS

## Ground Floor

**Main Entrance** Main door with intercom entry, hallway with stairs rising to all floors.

**Entrance Hall** Solid entrance door, double glazed window to the front, Dimplex Economy 7 slimline night storage heater, airing cupboard housing hot water cylinder and storage tank, entry phone.

**Living Room** 4.30m x 3.60m (14' 1" x 11' 10") Double glazed window to the rear, Dimplex Economy 7 slimline night storage heater.

**Kitchen** 3.60m x 2.30m (11' 10" x 7' 7") Fitted base and wall units, stainless steel sink, double glazed window to the front, plumbing for washing machine, splashback tiling, electric cooker point, fridge/freezer space, fan heater, vinyl flooring.

**Bedroom** 3.30m x 3.06m (10' 10" x 10' 0") Double glazed window to rear, electric programmable panel heater.

**Bathroom** 2.20m x 2.00m (7' 3" x 6' 7") With a three piece white suite comprising a panelled bath with mixer shower over, pedestal wash hand basin and a close coupled WC with a concealed cistern, splashback tiling, extractor fan and fan heater, shaver point, vinyl flooring.

## Outside

**Facilities** ALLOCATED PARKING SPACE.  
Water tap for car washing etc  
Refuse storage area.  
Communal gardens, mainly laid to lawn.

**Notes** Leasehold Started 25.03.1988 Original length 125 years  
Unexpired term approx 88 years remaining  
Service Charge £210.40 monthly (x10)  
Ground Rent £118.92 Annually  
Council tax band A - £1645.14.  
No chain.



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> | 77                      |
| (39-54)                                     | <b>E</b> | 66                      |
| (21-38)                                     | <b>F</b> |                         |
| (1-20)                                      | <b>G</b> |                         |
| Not energy efficient - higher running costs |          |                         |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |