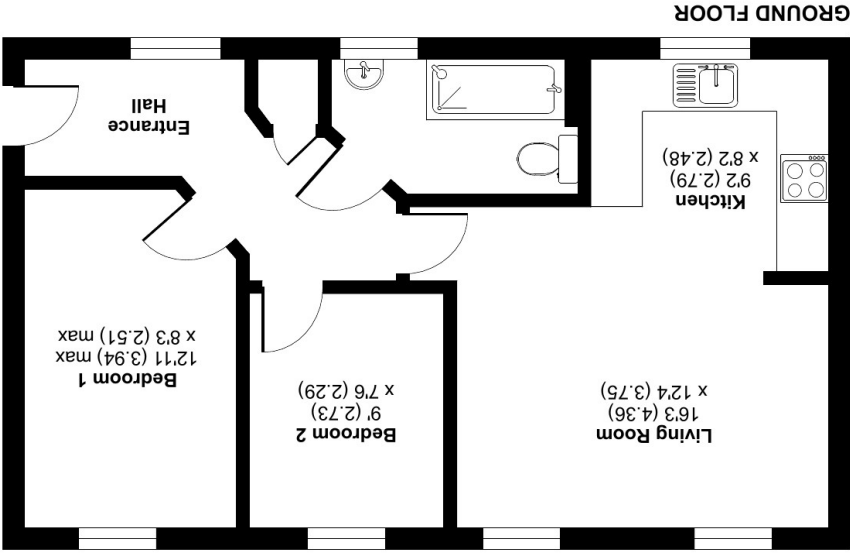


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2025. Produced for Lane & Holmes, REF: 193494



Delphinium Court, Eynesbury, St. Neots, PE19

Approximate Area = 558 sq ft / 51.8 sq m

For identification only - Not to scale



1 Delphinium Court, Eynesbury, St Neots PE19 2LL Offers in Excess of £180,000

- Beautifully presented Ground Floor apartment
- Open plan Kitchen/Dining & Living space
- Gated allocated parking space
- Two bedrooms
- Walking distance to facilities
- Favoured location

ACCOMMODATION

SECURE MAIN ENTRANCE WITH ENTRY PHONE

Door to:

Hallway

internal doors leading to all accommodation, window

Kitchen area

2.79m x 2.48m (9' 2" x 8' 2") comprising an array of wall mounted and base level storage cupboard units with fitted worksurfaces over, inset sink and drainer, integrated cooking appliances to include fan assisted oven, 4 ring halogen hob, and extractor, plumbing for washing machine, ceramic tiled flooring, window

Living & Dining

4.36m x 3.75m (14' 4" x 12' 4") ceramic tiled flooring, radiator, two windows

Bedroom One

2.94m x 2.51m (9' 8" x 8' 3") radiator, window

Bedroom Two

2.73m x 2.29m (8' 11" x 7' 6") radiator, window

Bathroom

three piece white contemporary suite to comprise panel bath with shower over, wash hand basin and low level W.C., splashback wall tiling (fully tiled to bath), ceramic tiled flooring, frosted window

Outside

allocated parking for 1 vehicle accessed via electrically operated gates

Agents Notes

this is a LEASEHOLD property with an unexpired term of 111 years

Ground Rent £250.00 per annum

Service Charge £235.00 per month

Council Tax Band B

All charges will be confirmed by your Conveyancer prior to exchange of contracts

