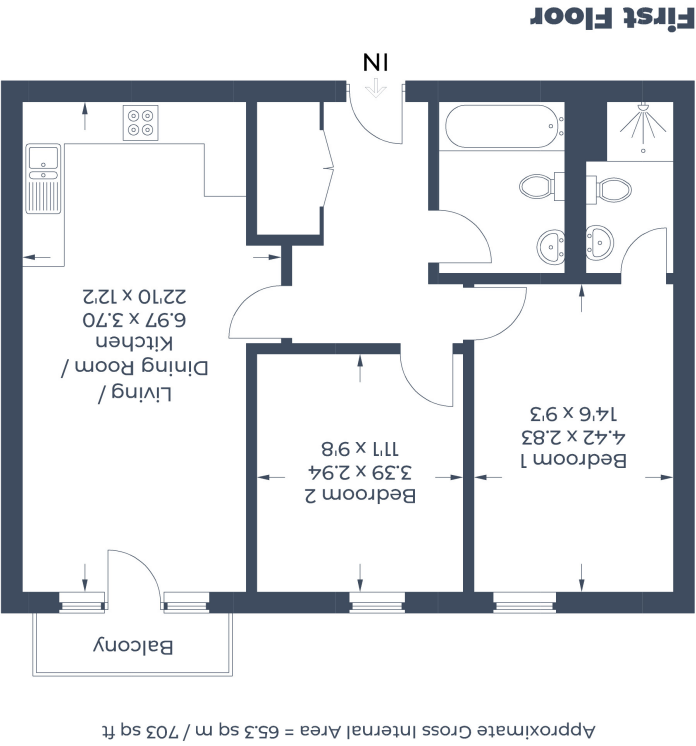


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever in relation to this property.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	A
B	B
C	C
D	D
E	E
F	F
G	G
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

Illustration for identification purposes only.
measurements are approximate, not to scale.
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- Popular development adjacent to the River Great Ouse in Little Paxton.
 - Kitchen with integrated appliances.
 - No forward chain.
 - 64 sqm / 688 sqft.
- Two double bedrooms with En Suite to the primary bedroom.
 - Allocated, secure and gated under croft parking space.
 - EPC rating C.



Ground Floor

Communal Entrance

Secure communal entrance with staircase to all floors and door to Undercroft Parking

First Floor

Accommodation

Door to

Entrance Hall

large built in storage cupboard

Lounge Dining Room & Kitchen

glazed door with sidelight window to Balcony, open-plan to Kitchen

Kitchen

base and eye level cupboards, drawer units, work surfaces, stainless steel one and a half bowl sink unit, integrated oven, hob and extractor, plumbing for washing machine, space for fridge freezer

Bedroom One

window to the rear aspect, electric heater

En-Suite Shower Room

fully tiled shower, W.C, pedestal wash basin, electric heater

Bedroom Two

window to the rear aspect, electric radiator

Bathroom

bath with shower and fully tiled surround, W.C, pedestal wash basin, electric heater

Parking

Parking Space

an allocated parking space in the secure gated Under-croft carpark - marked "252"

Leasehold

Original Lease 125 years from January 1st 2015 - approximately 115 years remaining.

Service Charge £1830 per annum (expected to reduce once final costs are completed for 2024/25).

Ground Rent £250 per annum.

