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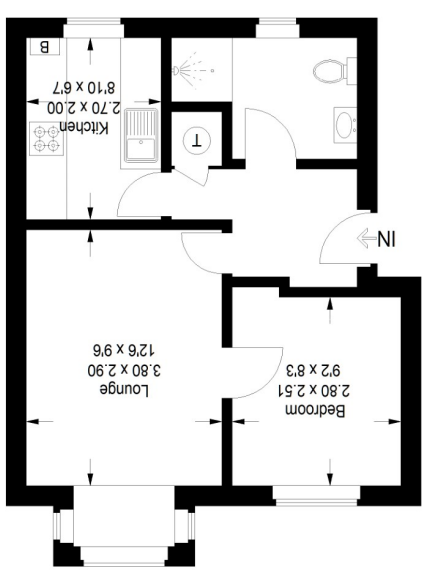


Energy Efficiency Rating	
Current Rating	Very energy efficient - lower running costs
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20
Very energy inefficient - higher running costs	
England, Scotland & Wales	



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions and compass bearings before making any decisions reliant upon them. (ID1002815)

**First Floor Flat**



FLAT 4 Barley Court Crosshall Road, PE19 7AA  
 Approximate Gross Internal Area = 35.9 sq m / 386 sq ft





- Walking distance of the town centre and Riverside Park
- 999 YEAR LEASE
- Ideal purchase for first time buyer or investment buyer

- A bright one bedroom first floor apartment
- Gas radiator central heating
- Parking to the rear of the building



#### Accommodation

secure communal door leading to first floor landing and to the secure front door of Flat 4

#### Hallway

shelved airing cupboard

#### Lounge

3.8m x 2.9m (12' 6" x 9' 6") two radiators, feature box bay window to the front aspect

#### Kitchen

2.7m x 2m (8' 10" x 6' 7") wall mounted and floor level storage cupboard units, fitted worksurfaces with inset sink and drainer unit, splashback wall tiling, space for slot-in electric oven, plumbing for automatic washing machine, window to the rear aspect

#### Bedroom

2.8m x 2.51m (9' 2" x 8' 3") radiator, window to the front aspect

#### Shower Room

to comprise full tiled shower enclosure, low level W.C and wash hand basin with tiled surround, radiator, frosted window to the rear aspect

#### Outside

ample parking to the rear of the apartment complex

#### Lease details

this is a LEASEHOLD property with an unexpired term of 955 years. This will be confirmed with your chosen conveyancer. The monthly service, management and maintenance charges amount to approx. £100.00 per calendar month. These charges will be confirmed by your chosen conveyancer. The management company is The Barley Court Management Company Limited. Each apartment owner owns a share of the freehold.

#### Directions

leaving St Neots across the River Bridge, turn right at the roundabout onto Crosshall Road. Barley Court can be found on the left hand side.



#### Agents Notes

If you have any questions relating to this property or to arrange a viewing, please call our St Neots office on 01480 406400.