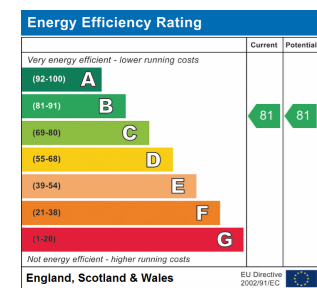




Percy Green Place, Stukeley Meadows PE29 6TZ

## Guide Price £150,000

- Well Proportioned First Floor Apartment
- One Double Bedroom
- Lovely Open Views To The Rear
- Designated Parking Space
- Gas Radiator Central Heating
- Walking Distance Of Railway Station
- No Onward Chain



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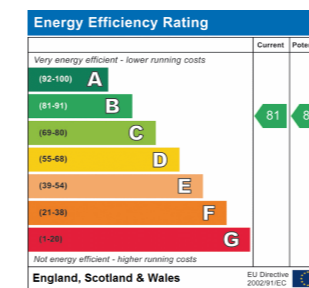
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### Communal Entrance Hall To

Panel door to

### Entrance Hall

Double panel radiator, recessed lighting, walk in cupboard housing fuse box and master switch, display shelving, central heating thermostat.

### Bedroom 1

18' 0" x 9' 1" (5.49m x 2.77m)

UPVC picture window to rear aspect, double panel radiator, cupboard housing gas fired central heating boiler, wardrobe recess.

### Bathroom

7' 10" x 6' 0" (2.39m x 1.83m)

Fitted in a three piece contemporary white suite comprising low level WC, wall mounted wash hand basin with mixer tap, panel bath with hand mixer shower, extensive ceramic tiling, display sill, double panel radiator, shaver light point, extractor, recessed lighting, double panel radiator.

### Sitting Room

23' 1" x 9' 0" (7.04m x 2.74m)

Including **Kitchen Area**. French doors to Juliette balcony with glass balustrade enjoying views over open space and communal gardens, double panel radiator, TV point, telephone point, recessed lighting.

### Kitchen Area

Fitted in a contemporary range of base and wall mounted units with work surfaces and tiling, integral stainless steel electric oven and hob with bridging unit and extractor above, appliance spaces, single drainer stainless steel sink unit with mixer tap, drawer units, part vinyl flooring.

### Outside

There is designated parking for one vehicle and well tended communal gardens surrounding the development. The flat is conveniently positioned within walking distance of the railway station and town centre services.

### Tenure

Leasehold  
125 years with 112 years remaining.  
Ground Rent - £150.00 per annum  
Service Charge £1500 per annum  
Council Tax Band - A

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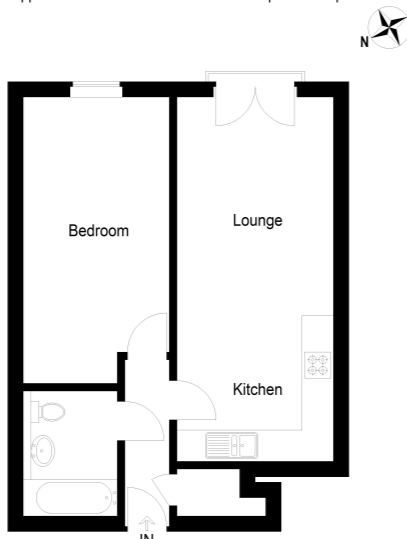
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Approximate Gross Internal Area = 46.7 sq m / 503 sq ft



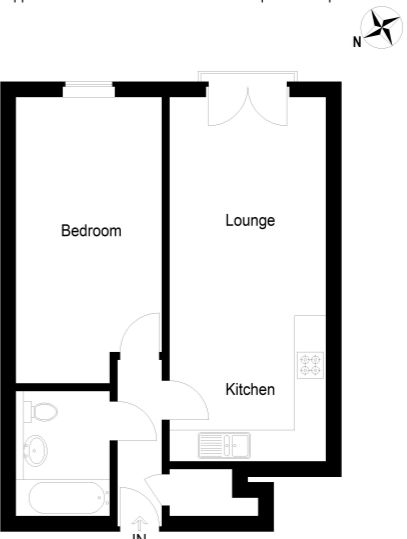
First Floor Flat

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, shapes and compass bearings before making any decisions reliant upon them. (ID1005358)



Housepix Ltd

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