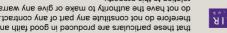




This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID658087) Housepix Ltd









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111 Andrew Road, Eynesbury, St Neots, Cambridgeshire PE19 2PP

£145,000



- Beautifully presented second (top) floor flat.
- Bright & spacious.
- Close to retail & leisure facilities.
- Parking space.

- Refitted bathroom.
- Separate Kitchen.
- Views over communal garden.

basin with tiled surround



Introduction

BEAUTIFULLY presented and rarely available second (TOP) floor apartment located within easy reach of facilities and enjoying rooftop views!
REFITTED bathroom, DOUBLE bedroom, kitchen/breakfast room, offering bright living accommodation throughout. PARKING SPACE and within walking distance to all facilities and 24 hour shopping. Viewing highly recommended.

Outside

communal gardens and parking for 1 vehicle

REFITTED three piece suite to comprise panel bath

with shower over, low level WC and wash hand

Leasehold

Bathroom

The Lease is dated 25th March 1988 for 125 years and has therefore approx. 90 years remaining.

SERVICE CHARGE - £1885 per annum. GROUND RENT - £118.92 INSURANCE - £219.44



Communal Entrance

Communal entrance door with intercom system, stairs rising to first and second floor landings

Second Floor

Accommodation

solid door to:

Entrance Hallway

electric panel heater, access to the loft space, airing cupboard housing hot water cylinder, window to the front aspect

Kitchen/Breakfast Room

3.65m x 2.30m (12' x 7' 7") to comprise base level and wall mounted cupboard units, roll top worksurfaces with inset sink and drainer, splashback wall tiling, electric cooker point, plumbing for automatic washing machine and space for fridge/freezer, window to the front aspect



Lounge/Dining Room

4.30m x 3.60m (14' 1" x 11' 10") electric panel heater, window to the rear aspect

Bedroom

 $3.30m \times 3.00m (10' 10" \times 9' 10")$ electric panel heater, window to the rear aspect





