



Flat 38, Waterside Court, Church Street

£125,000

 **Oliver James**
Property Sales & Lettings



Flat 38

Waterside Court, St. Neots

A superb second floor apartment in an over 60s complex within walking distance of local amenities and St Neots Town Centre. Benefiting from a double aspect living room.

Council Tax band: B

Tenure: Leasehold

- The Gross Internal Floor Area is approximately 475 sq/ft / 44.2 sq/metres.
- EPC: C.
- Ideally Located with Dual Aspect Living Room.
- There is a Lift to all Floors.
- Over 60s Development.
- One Bedroom Retirement Apartment.
- Built by Reputable McCarthy and Stone.
- The Property is Sold with No Forward Chain.
- Communal Laundry Facilities & 24 Hour Emergency Phone System.
- Refitted Shower Room.





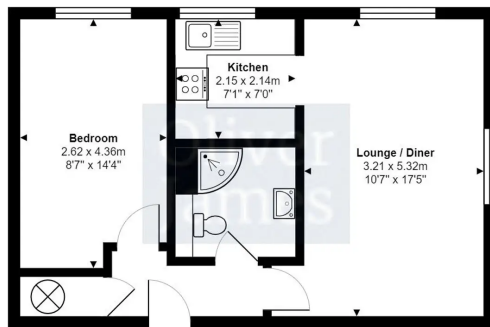
INTRODUCTION

The complex was constructed by McCarthy and Stone in an idyllic location with beautiful communal seating areas overlooking Hen Brook, just exclusively for the over 60s. There is an on site development manager as well as a 24 hour emergency call system.

LOCATION

The property is located adjacent to Hen Brook and is a short walk from the High Street which offers a range of shops, restaurants, pubs and supermarkets as well as a weekly market. The Train Station is located nearby offering a quick line into central London as well as easy links to the A1 and A14.





Total Area: 44.2 m² ... 475 ft²

All measurements are approximate and for display purposes only

