



**LOVETT**  
Sales & Lettings

£195,000



## 5 Fox Brook, St. Neots, PE19 6AL

- FIRST FLOOR APARTMENT
- TWO BEDROOMS
- CORNER BALCONY
- CAR PORT PARKING SPACE
- WALKING DISTANCE TO TRAIN STATION
- BUILT IN KITCHEN APPLIANCES

## Full Description

A well presented two bedroom first floor apartment with a corner balcony. The property is situated on the edge of the development within walking distance to St Neots Railway station, bus stops and local amenities. The spacious accommodation comprises entrance hall, open plan kitchen/dining and living space. There are two bedrooms and a main bathroom. The property benefits from built in kitchen appliances. Externally there is an allocated car port parking space. No forward chain.

### ENTRANCE HALL

Entrance door leading to entrance hall. Storage cupboard. Cupboard housing hot water cylinder. Doors to living room, bedrooms and bathroom.

### KITCHEN / DINING / LIVING AREA

23' 5" x 12' 9" (7.14m x 3.89m)

UPVC windows and French doors to front with wrap around corner balcony. Two UPVC windows to side. TV and telephone point. Two electric heaters.

Kitchen area: Fitted kitchen comprising work surfaces with drawers and cupboards under. Wall mounted cupboards. One and a half bowl sink with mixer tap. Built in electric oven and four ring hob with extractor fan over. Built in microwave, fridge/freezer and washing machine. Vinyl flooring. Inset ceiling lights.

### BEDROOM ONE

12' 6" x 9' 1" (3.81m x 2.77m)

UPVC window to front. Electric heater. Built in wardrobe with sliding door.

### BEDROOM TWO

13' 0" x 6' 5" (3.96m x 1.96m)

UPVC window to front. Electric heater.

### BATHROOM

Three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over. Tiled splash backs. Heated towel rail. Extractor fan. Shaver socket.

### PARKING

The property benefits from an allocated car port parking space (number 5)



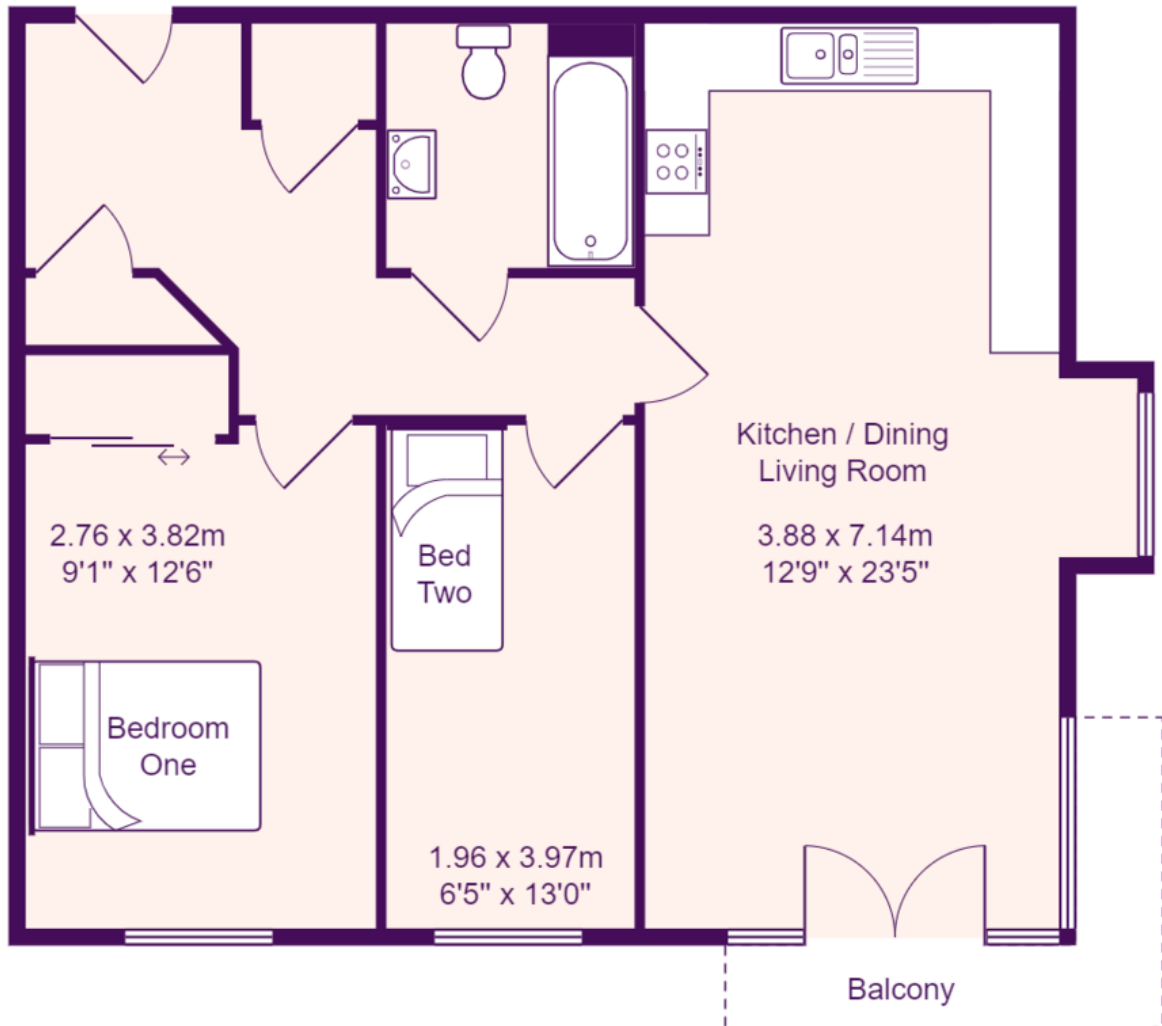
## LEASEHOLD

The lease is 125 Years from 1st January 2008 - (109 Years remaining)

The current annual service charge is £1130. This is reviewed annually.

The annual ground rent is £265.





Total Area: 59.0 m<sup>2</sup> ... 636 ft<sup>2</sup>

All measurements are approximate and for display purposes only