



**LOVETT**  
Sales & Lettings

£180,000



## 129 Monarch Road, Eaton Socon, St. Neots, PE19 8GU

- GROUND FLOOR APARTMENT
- TWO BEDROOMS
- GARDEN TO REAR
- RESIDENTS PARKING
- CLOSE TO AMENITIES
- UPVC WINDOWS

# Full Description

A spacious two bedroom ground floor apartment in a popular development close to local amenities and bus stops. The accommodation comprises entrance hall, open plan kitchen living and dining room, two good sized bedrooms, study and a shower room. There property benefits from direct access to the maintained communal garden to the rear. UPVC windows. Residents parking available. Viewing highly recommended! No forward chain.

## ENTRANCE HALL

Glazed entrance door leading to entrance hall. Doors to living room, bedrooms, study and shower room.

## LIVING / DINING AREA

22' 5" x 15' 7" (6.83m x 4.75m)

UPVC window to front. Electric heater. Wall mounted electric flame effect fire. Cupboard housing hot water tank. Open plan through to kitchen.

## KITCHEN

Fitted kitchen comprising work surfaces with complimentary drawers and cupboards under. Wall mounted cupboards. Breakfast bar. Single bowl sink with mixer tap and tiled splash backs. Built in electric oven and four ring hob. Washing machine and fridge/freezer included. UPVC windows to front.

## BEDROOM ONE

12' 7" x 10' 6" (3.84m x 3.2m)

UPVC window to rear. Electric heater. Fitted wardrobes.

## BEDROOM TWO

8' 8" x 8' 7" (2.64m x 2.62m)

UPVC window to rear. Electric heater. Fitted wardrobe.

## STUDY

8' 0" x 7' 6" (2.44m x 2.29m)

UPVC door leading out to communal garden. Fitted shelves.

## SHOWER ROOM

Three piece white suite comprising low level WC, pedestal wash hand basin and fitted shower with glass screen and tiled splash backs. Extractor fan. UPVC window to side.

## GARDEN

There is direct access from the flat to the communal gardens to the rear, side and front. These are maintained by the management company.



## PARKING

There is residents parking available and two permits will be provided.

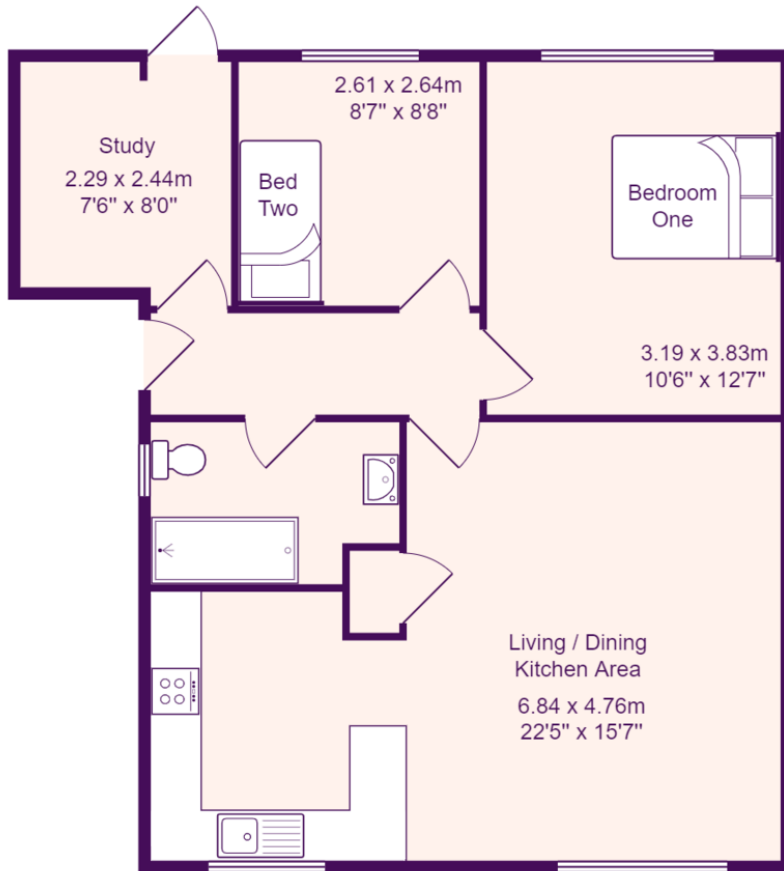
## LEASEHOLD INFORMATION

The lease is 125 years from 31st May 1988 (89 Years remaining)

The current service charge is £101 per month including buildings insurance (This is reviewed annually)

The ground rent is £10 per year.





Total Area: 62.7 m<sup>2</sup> ... 675 ft<sup>2</sup>

All measurements are approximate and for display purposes only

### EPC GRAPH

