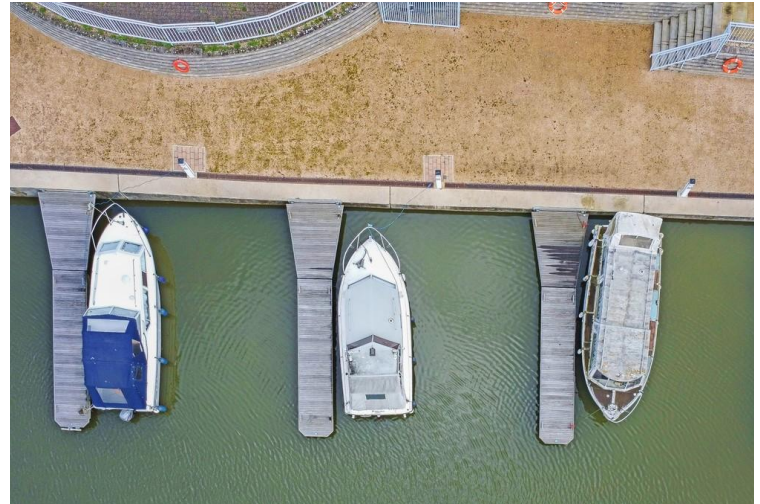




**LOVETT**  
Sales & Lettings

£230,000



## 54 Bevington Way, Eynesbury, St. Neots, PE19 2HQ

- First floor apartment
- Two double bedrooms
- Garage and Mooring
- Re-decorated and Re-carpeted throughout
- En-suite to main bedroom
- Easy access to A1 & A428



## Full Description

An immaculately presented two bedroom apartment on the edge of Eynesbury Manor with a view of Eynesbury Marina. The property is also close to leisure facilities including gym, indoor swimming pool, sports halls and Pocket Park with its riverside walks. Tesco superstore is also nearby. The re-decorated and re-carpeted accommodation comprises entrance hall, 22ft open plan kitchen/dining/living room, two double bedrooms, en-suite to main bedroom plus a family bathroom. Both bedrooms benefit from built in wardrobes. Built in kitchen appliances. Electric boiler to radiator heating. UPVC windows. Externally there is a 19ft GARAGE and a MOORING space with power and water supply. No forward chain. Viewing highly recommended!

### ENTRANCE HALL

Entrance door leading to entrance hall. Intercom entry phone. Cupboard housing electric boiler and hot water systems. Coats cupboard. Doors leading to living room, bedrooms and bathroom.

### LIVING ROOM

22' 9" x 21' 11" (6.93m x 6.68m)

UPVC windows and French doors to Juliet Balcony. UPVC windows to side with views over Marina. TV and telephone points.

### KITCHEN AREA

Fitted kitchen comprising work surfaces with complimentary drawers and cupboards under. Wall mounted cupboards. Single bowl sink with mixer tap and tiled splash backs. Built in electric oven and four ring hob with extractor over. Built in fridge / freezer, washing machine and dishwasher. Tiled floor. UPVC window to side.

### BEDROOM ONE

13' 2" x 9' 4" (4.01m x 2.84m)

UPVC window to rear. Radiator. TV point. Built in wardrobe. Door to en-suite.

### ENSUITE

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

### BEDROOM TWO

10' 4" x 10' 0" (3.15m x 3.05m)

UPVC window to rear. Radiator. Built in wardrobe.



## BATHROOM

Three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over and glass screen. Tiled splash backs. Radiator. Extractor fan.

## GARAGE

19' 3" x 8' 1" (5.87m x 2.46m)

Single garage to rear with up and over door.

## MOORING

Mooring space with power and water supply.



## LEASEHOLD INFORMATION

The lease is 125 years from 25th March 2007 - 108 years remaining.

The service charges are as follows:

2023-2024 Yearly service charge - Estate - £167.43

2023-2024 Yearly service charge - Apartment Block (including buildings insurance) - £1487.00

2023-2024 Yearly reserve fund - Estate - £1.35

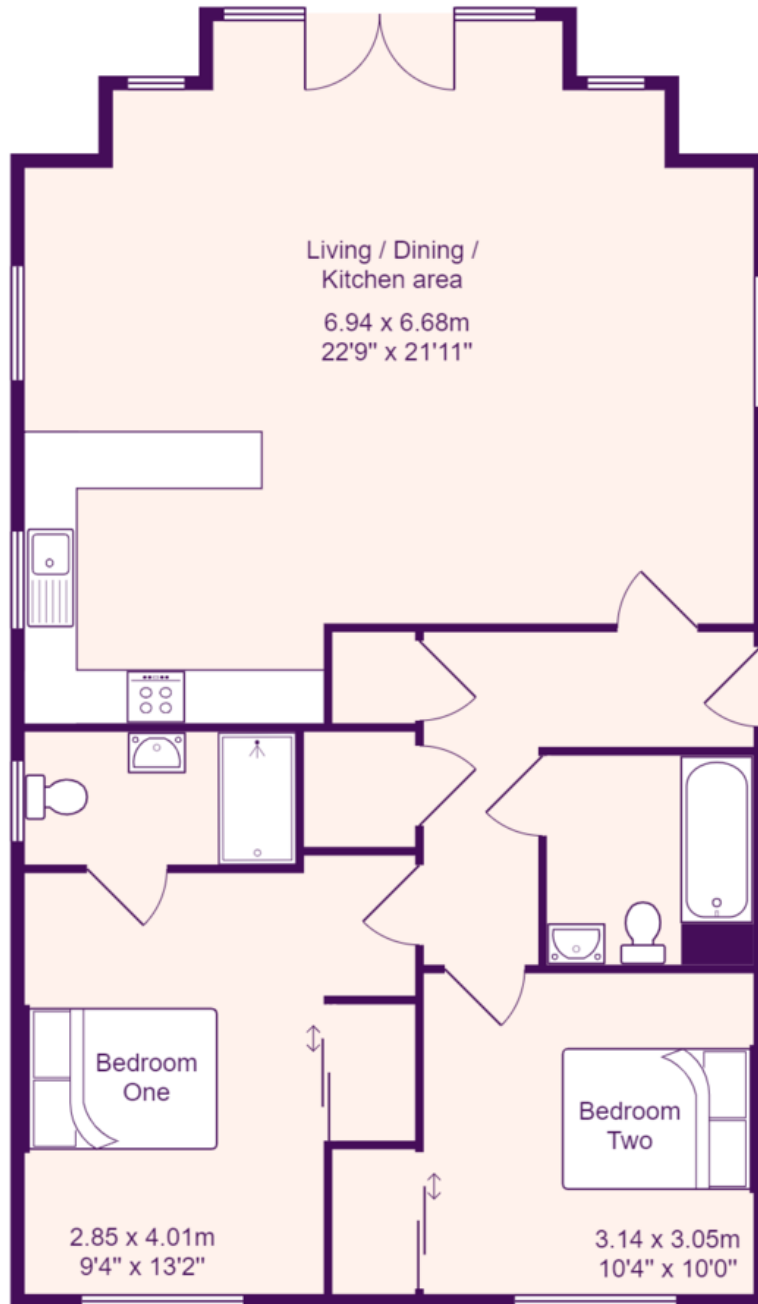
2023-2024 Yearly Reserve fund - Apartment Block - £673.86

Total: £2329.64 - This is reviewed annually

Service charge for Marina / Mooring area - including water and electricity:

2023-2024 Total £418.58





Total Area: 80.5 m<sup>2</sup> ... 866 ft<sup>2</sup>

All measurements are approximate and for display purposes only