



**LOVETT**  
Sales & Lettings

£225,000



## 18 Red Admiral Court, Little Paxton, St. Neots, PE19 6BU

- Second floor apartment
- Two double bedrooms
- En-suite to master
- Two balconies
- Off road parking space
- Close to Paxton Pits Nature Reserve

## Full Description

A well presented two double bedroom second floor apartment on the popular Papermill Lock development. The property is situated in the sought after village of Little Paxton with easy access to the A1 and a mile and half from St Neots railway station and town centre. The village offers an abundance of amenities including two convenience stores, doctors surgery, pharmacy, Chinese takeaway and restaurant, The Anchor pub and the well regarded Paxton Pits Nature Reserve. The spacious accommodation comprises entrance hall, open plan kitchen and living room with balcony, two double bedrooms with balcony and ensuite to master plus family bathroom. The property benefits from UPVC windows and gas central heating. There is one allocated parking space. Viewing highly recommended! No forward chain.

### ENTRANCE HALL

Wooden entrance door leading to entrance hall. Two radiators. Intercom entry phone. Two storage cupboards. Doors to kitchen, bedrooms and bathroom

### BEDROOM ONE

12' 3" x 11' 3" (3.73m x 3.43m)

UPVC sliding door to balcony. Built in wardrobe. Radiator. Door to ensuite.

### 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.

### KITCHEN / DINING / LIVING AREA

23' 7" x 15' 3" (7.19m x 4.65m)

Kitchen area comprising work surfaces with complementary 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 over. Built in fridge / freezer, washing machine and dishwasher. Cupboard housing gas boiler. Tiled floor. UPVC windows to rear.

Dining / Living Area, UPVC windows and door to balcony. Additional Windows and doors to Juliet balcony to side. TV and telephone points. Three radiators.

### BEDROOM TWO

10' 6" x 10' 4" (3.2m x 3.15m)

UPVC window to side. Radiator.



## BATHROOM

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

## EXTERNALLY

There are maintained communal gardens leading down The River Great Ouse and an allocated parking space.

## LEASEHOLD INFORMATION

The lease is 125 years from 1st January 2013 - 113 years remaining.

The Ground Rent is: £275 Per year - Reviewed every 10 years.

The Block Service Charge for 01/07/2023 - 30/06/2024 is £1336.46 This is reviewed annually.

The Estate Service Charge for 01/07/2023 - 30/06/2024 is £436.77 This is reviewed annually.



