



LOVETT
Sales & Lettings

£145,000



10 Childs Pond Road, St. Neots, PE19 1TT

- First floor flat
- One bedroom
- Close to St Neots Train Station
- Half a mile to Town Centre
- New carpets throughout
- Bike store and personal storage cupboard

Full Description

A well presented one bedroom first floor flat within close walking distance to St Neots Railway Station. The town centre is just over half a mile away and local shops and amenities can be found close by. The spacious accommodation comprises entrance hall, 15ft living room, kitchen, bedroom and a shower room. The property benefits from gas radiator central heating and UPVC windows. Externally there is an enclosed communal garden with a lockable personal bike store plus an internal storage cupboard. Viewing highly recommended. No forward chain

ENTRANCE HALL

Communal entrance with stairs to first floor leading to entrance door. Internal hallway with cupboard housing gas boiler. Cupboard housing electric meter and consumer unit. Door to living room. Radiator. Intercom entry phone.

LIVING ROOM

15' 5" x 10' 6" (4.7m x 3.2m)

UPVC window to front. Radiator. TV, telephone and cable point. Door to inner lobby and kitchen.

KITCHEN

12' 7" x 5' 8" (3.84m x 1.73m)

Fitted kitchen comprising work surfaces with complementary 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. Plumbing for washing machine. Radiator. New vinyl flooring. UPVC window to front.

INNER LOBBY

Doors to bedroom and bathroom.

BEDROOM

UPVC window to front. Radiator.

SHOWER ROOM

Three piece white suite comprising low level WC, pedestal wash hand basin and fitted shower with glass door and tiled splash backs. Radiator. New vinyl flooring. Extractor fan. UPVC window to front.



EXTERNALLY

There is an enclosed communal garden to rear mainly laid to shingle with shared rotary washing lines. Individually owned brick built storage shed. In addition there is also a personal storage cupboard on the communal landing along with a small boot cupboard next to the front door.

PARKING

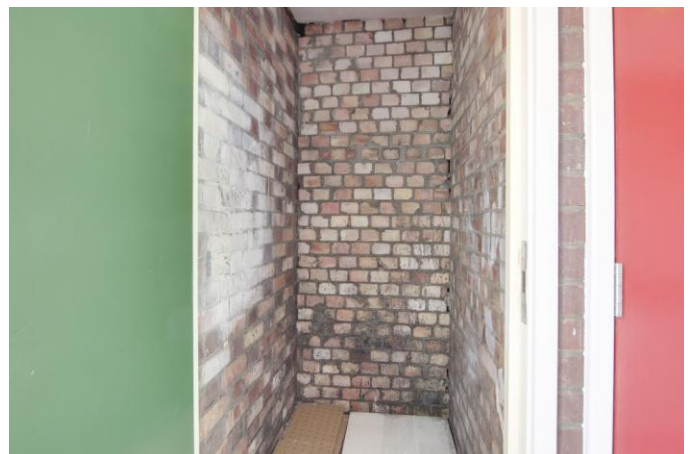
Unallocated parking available to the front of the property.

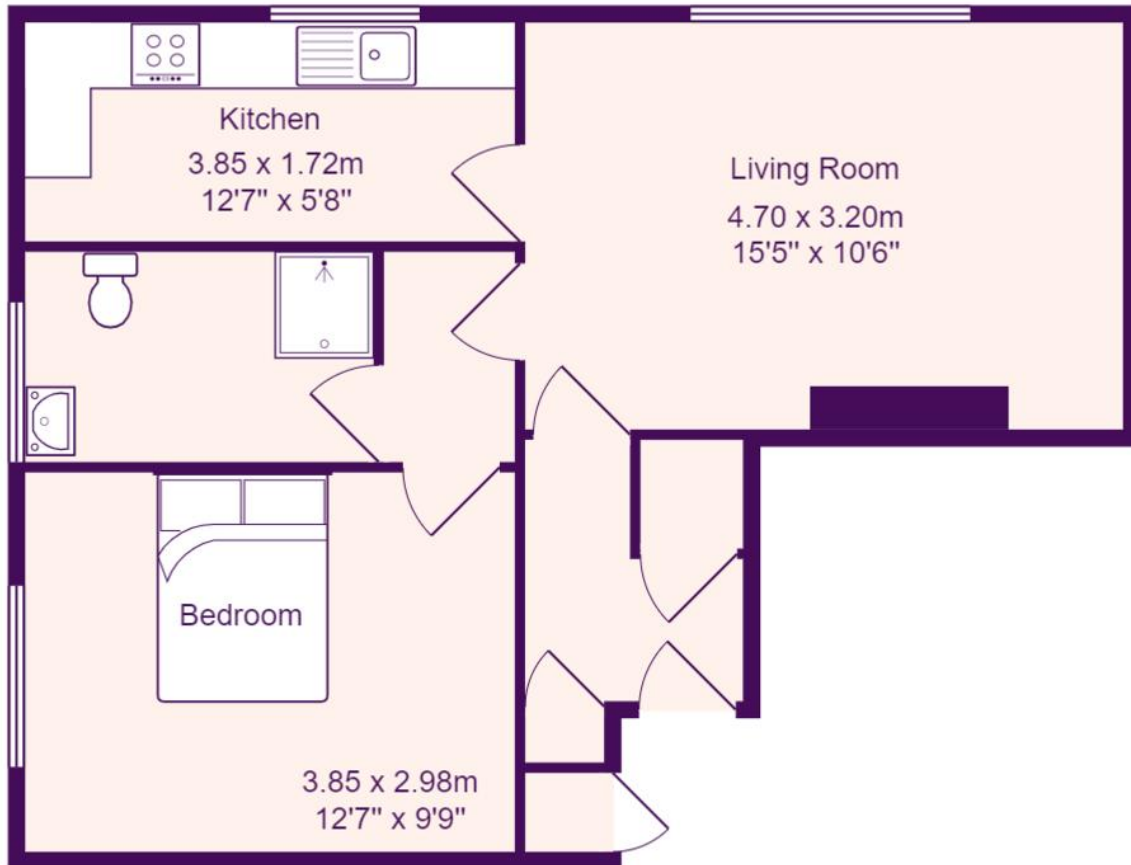
LEASEHOLD INFORMATION

The lease is 125 years from 29th April 2002 - (102 years remaining)

The service charge is: £1,108.52 per year - reviewed annually.

The ground rent is: £10 per year.





Total Area: 45.0 m² ... 485 ft²

All measurements are approximate and for display purposes only