



LOVETT
Sales & Lettings

£245,000



89 Flawn Way, Eynesbury, St. Neots, PE19 2JT

- Second floor apartment (Top Floor)
- Two double bedrooms
- Balcony and Mooring
- Views over Eynesbury Marina
- Built in kitchen appliances
- 1.5 Miles to train station

Full Description

A spacious 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 accommodation comprises entrance hall, open plan kitchen/dining/living room, two double bedrooms, en-suite to main bedroom plus a family bathroom. BALCONY. Built in kitchen appliances. Electric boiler to radiator heating. UPVC windows. Externally there is an allocated parking space and MOORING SPACE. No forward chain. Viewing highly recommended!

ENTRANCE HALL

Entrance door leading to entrance hall. Radiator. Two storage cupboards, one housing electric boiler to radiator system and the other the Grundfos water booster unit and is set up as a cloaks cupboard (with rail). Doors leading to living room, bedrooms and bathroom. UPVC window to rear. Loft hatch.

LIVING / DINING AREA

21' 4" x 13' 1" (6.5m x 3.99m)

UPVC French doors to Juliet balcony and single opening window to front. TV and telephone points. Two radiators. Open through to kitchen.

KITCHEN AREA

9' 4" x 8' 10" (2.84m x 2.69m)

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. Built in fridge / freezer, microwave, washer/dryer and dishwasher. Tiled floor. Single opening window to front to rear.

BEDROOM ONE

11' 8" x 9' 5" (3.56m x 2.87m)

UPVC French doors to balcony. Built in wardrobes. Radiator. 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. Chrome ladder-style towel rails. Shaver sockets. Extractor fan.



BEDROOM TWO

16' 10" x 10' 9" (5.13m x 3.28m)

Single opening window to front. Radiator.

BATHROOM

Three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over and glass screen. Tiled splash backs. Chrome ladder-style towel rails. Shaver sockets. Extractor fan. Velux window to rear.

MOORING

The property has an allocated mooring space on the Marina.

PARKING

Allocated parking space in the car park to rear.

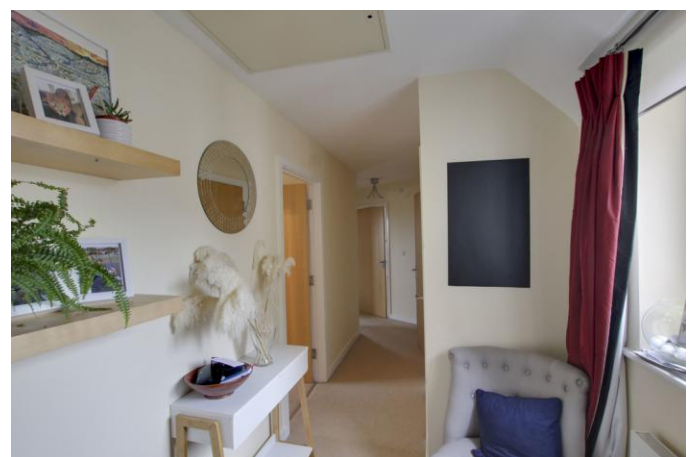
LEASEHOLD INFORMATION

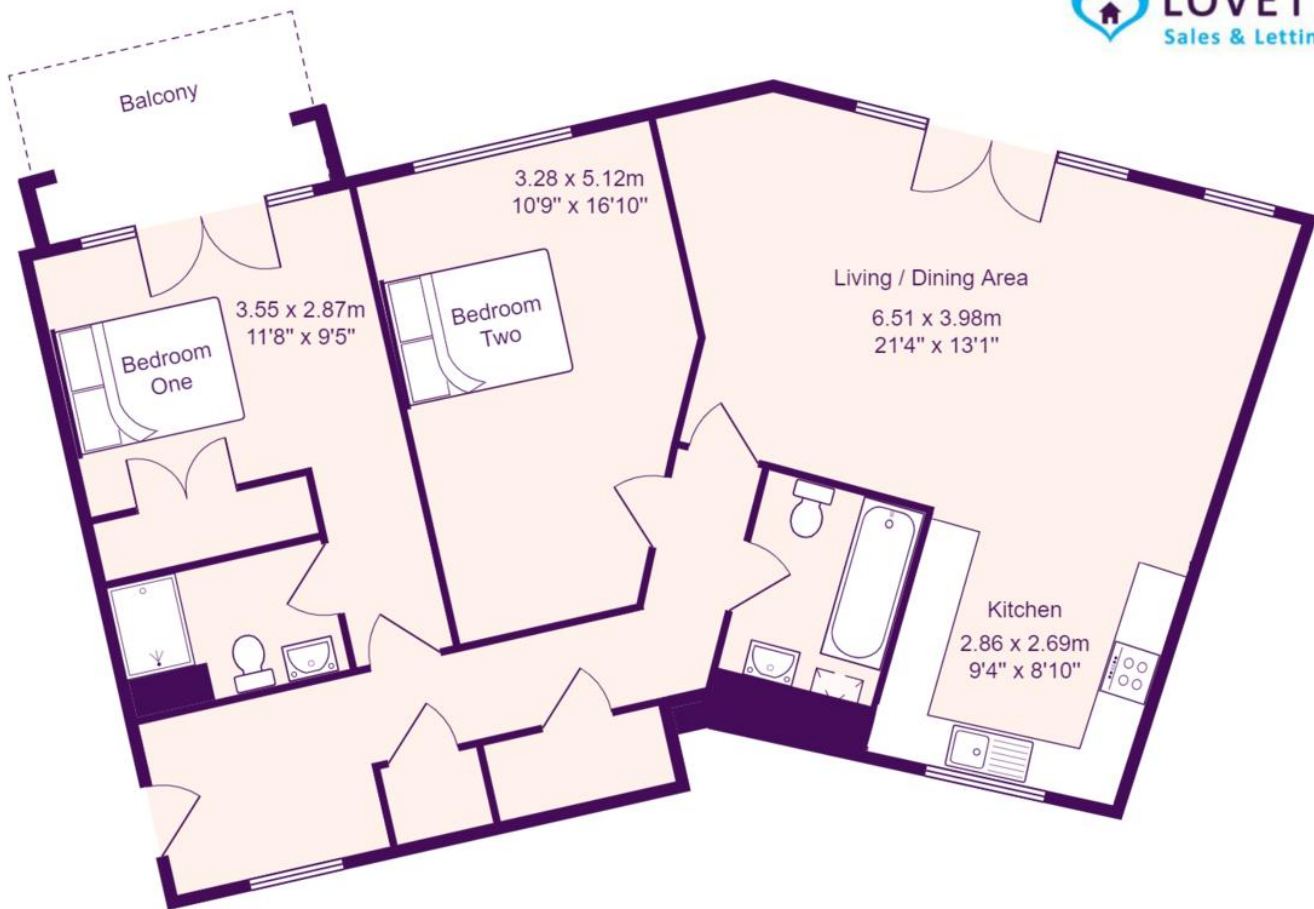
The lease is 125 years from 25th March 2007 - 107 years remaining.

Ground Rent - Currently £200 per annum for the second period of 10 years and rising by £100 per annum for each further 10 year period, i.e. next ten year period £300 per annum

Service Charge - (1st March 2024 - 28 February 2025)
£1,788.48

Mooring:
Service Charge - (1st January 2025 - 31st December 2025)
£293.38





Total Area: 81.1 m² ... 873 ft²

All measurements are approximate and for display purposes only