



LOVETT
Sales & Lettings

Guide Price

£170,000



17 Grove Court, Rampley Lane, Little Paxton, St. Neots, PE19 6PQ

- BEAUTIFULLY MAINTAINED DEVELOPMENT
- GROUND FLOOR APARTMENT
- TWO BEDROOMS
- SPACIOUS ACCOMMODATION
- GOOD ORDER THROUGHOUT
- ALLOCATED PARKING

Full Description

This two bedroom ground floor apartment is situated in the highly popular Grove Court development which is situated in quiet location in the sought after village of Little Paxton. The property is within walking distance to the CO-OP store as well as other village amenities including pub, doctors surgery, pharmacy, hairdressers, convenience store, primary school and Paxton Pits Nature Reserve. The well presented accommodation comprises entrance hall, 19ft lounge/diner, refitted kitchen, refitted bathroom and two bedrooms. Allocated parking space. No forward chain.

ENTRANCE HALL

Wooden entrance door leading to entrance hall. Two storage cupboards plus additional airing cupboard. Doors to lounge/diner, kitchen, bathroom and bedrooms. Storage heater.

LOUNGE/DINER

19' 11" x 12' 4" (6.07m x 3.76m)

Full length glazed window and additional glazed to front. TV and telephone point. Storage heater.

KITCHEN

9' 5" x 7' 5" (2.87m x 2.26m)

Refitted kitchen comprising work surfaces with drawers and cupboards under. Wall mounted cupboards. Single bowl sink with mixer tap with tiled splash backs. Built in electric oven and four ring hob with extractor fan over. Plumbing for washing machine and dishwasher. Window to front.

BEDROOM ONE

10' 4" x 9' 5" (3.15m x 2.87m)

Window to front. Storage heater.

BEDROOM TWO

13' 7" x 6' 6" (4.14m x 1.98m)

Window to rear. Electric radiator.

BATHROOM

Refitted three piece white suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over. Tiled splash backs. Extractor fan.

OUTSIDE

Landscaped communal gardens and allocated parking space.

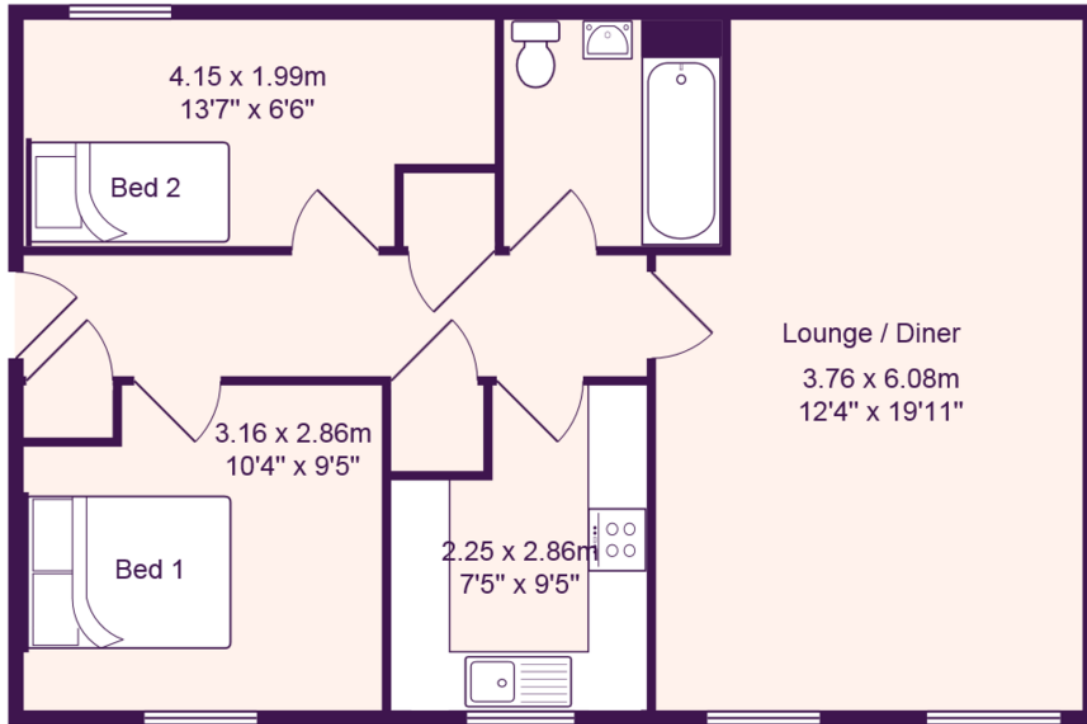


LEASEHOLD DETAILS

There is approx. 967 years remaining on the lease.

The annual service charge is approx. £1291 including peppercorn ground rent.





Total Area: 56.7 m² ... 610 ft²

All measurements are approximate and for display purposes only

EPC GRAPH

