



LOVETT
Sales & Lettings

£155,000



80 Marbled White Court, Little Paxton, St. Neots, PE19 6SJ

- TOP FLOOR APARTMENT
- ONE DOUBLE BEDROOM
- WATERSIDE DEVELOPMENT
- MILE AND HALF FROM TRAIN STATION
- EASY REACH OF A1
- SECURE COVERED PARKING SPACE

Full Description

A modern TOP FLOOR apartment in the popular waterside development of Marbled White Court which is WITHIN A MILE AND A HALF OF ST NEOTS TRAIN STATION and ST NEOTS TOWN CENTRE. The property is also within EASY REACH OF THE A1. The accommodation comprises entrance hall, OPEN PLAN LOUNGE / KITCHEN, double bedroom and a bathroom. KITCHEN APPLIANCES INCLUDED. Electric heaters. SECURE COVERED PARKING SPACE. No forward chain

ENTRANCE HALL

Electric heater and large walk-in storage cupboard housing hot water cylinder.

LIVING AREA

22' 7" x 9' 2" (6.88m x 2.79m)

UPVC window to front, wood effect flooring. Telephone point, electric radiator and TV aerial/satellite.

KITCHEN AREA

Fitted kitchen comprising drawers, cupboards and wall mounted cupboards, work surfaces and tiled splash backs. One and a half bowl sink with mixer tap, plumbing for washing machine and dishwasher. Built in electric oven and 4 ring hob with extractor fan and light.

BEDROOM

11' 9" x 9' 9" (3.58m x 2.97m)

UPVC window to front, electric radiator and TV point.

BATHROOM

Three piece suite comprising Low level W.C, pedestal hand basin and panelled bath with shower over. Tiled splash backs, shaver socket and extractor fan.

OUTSIDE

Allocated parking space in a covered secure parking area.

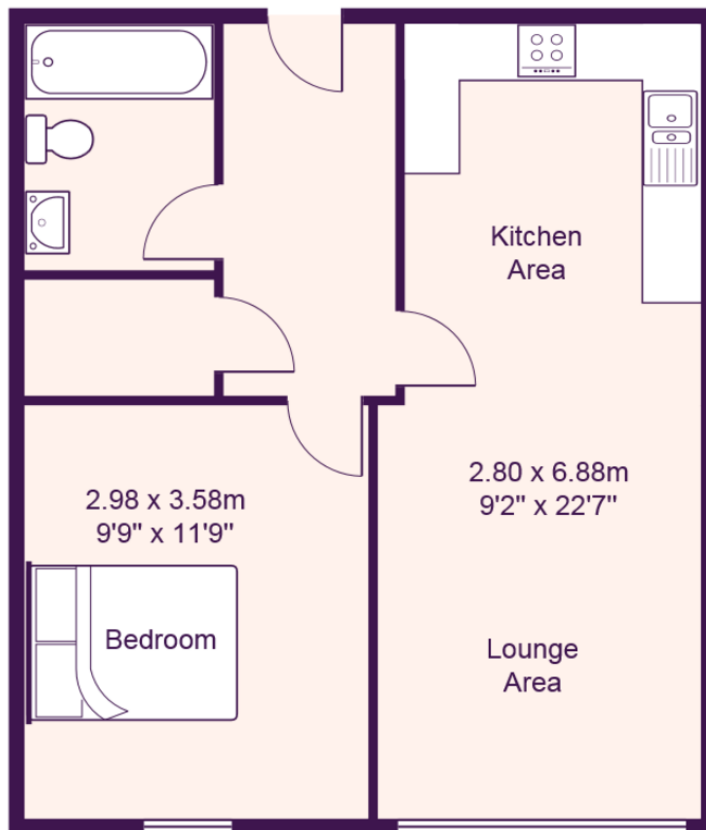
LEASEHOLD DETAILS

The lease has approx. 121 years remaining. The ground rent is approx. £200 pa. The service charge is approx. £643 pa.

LOOKING FOR A BUY TO LET?

This property would make an ideal rental property with a previously achieved rent of £750pcm. This gives a net rental yield of 5.6%.





Total Area: 40.3 m² ... 434 ft²

All measurements are approximate and for display purposes only

EPC GRAPH

