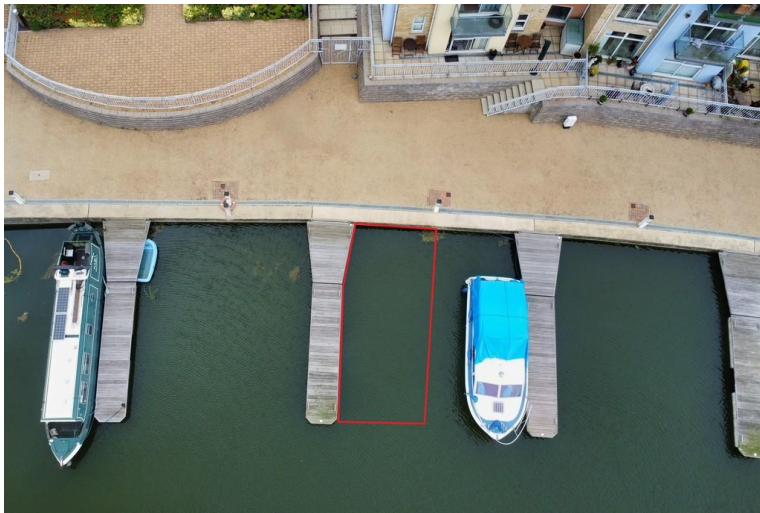




LOVETT
Sales & Lettings

£225,000



10 Jordan Court, Flawn Way, Eynesbury, St. Neots, PE19 2JN

- First floor apartment
- Two double bedrooms
- Next to Eynesbury Marina - Mooring included
- En-suite to main bedroom
- Three balconies
- Gas radiator heating

Full Description

A very well presented two double bedroom first floor apartment on the edge of Eynesbury Manor next to 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 (with space to use as a study), hallway, open plan kitchen/dining/living room, two double bedrooms, en-suite to main bedroom plus a family bathroom. There are two balconies to the living area and one balcony to main bedroom. Built in kitchen appliances. Gas radiator heating. UPVC windows. Externally there is an allocated parking space and mooring space. No forward chain. Viewing highly recommended!

ENTRANCE HALL

Wooden entrance door leading to entrance hall. UPVC window to side. Radiator. Currently being used as an office area. Door to hallway.

HALLWAY

Cupboard housing gas boiler (recently serviced). Hive heating controls. Radiator. Doors to living room, bedrooms and bathroom. Video intercom entry phone.

OPEN PLAN KITCHEN / DINING / LIVING AREA

24' 1" x 22' 5" (7.34m x 6.83m)

Fitted kitchen comprising work surfaces with complementary drawers and cupboards under. Wall mounted cupboards. Single bowl sink with mixer tap. Built in electric oven and four ring hob with extractor over. Built in fridge, freezer and dishwasher (new). Plumbing for washing machine. Sliding door to Juliet Balcony to rear.

Living / Dining area: Balcony to front and side. Double glazed windows. TV and telephone points. Two radiators.

BEDROOM ONE

12' 7" x 10' 1" (3.84m x 3.07m)

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. Extractor fan.



BEDROOM TWO

11' 2" x 9' 3" (3.4m x 2.82m)

Sliding door to Juliet Balcony. Radiator.



BATHROOM

Three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over. Tiled splash backs. Radiator. Extractor fan. Window to side. Airing cupboard.



PARKING

Allocated parking space

MOORING

Mooring space with power and water supply. (mooring number 6)

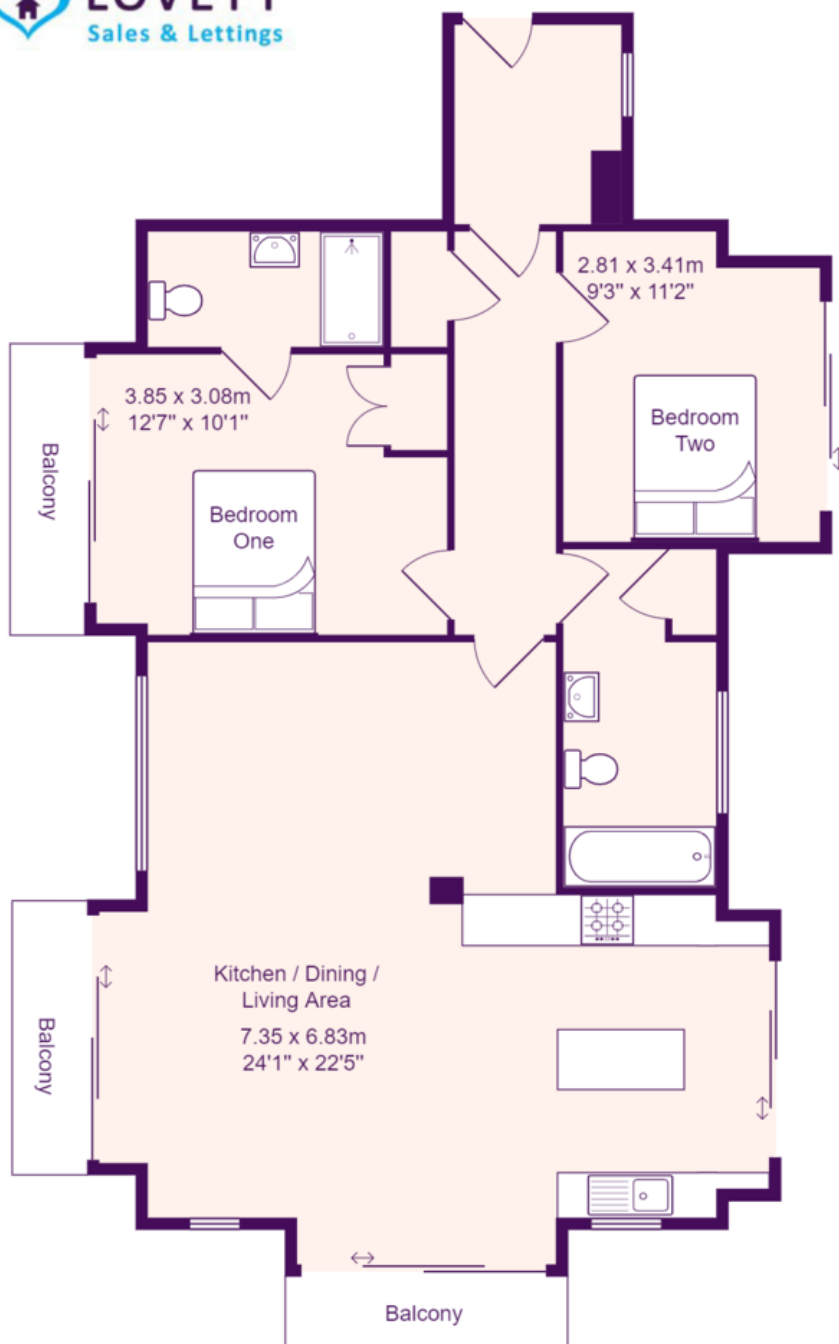
LEASEHOLD INFORMATION

The lease is 150 years from 1st July 2004 - 129 years remaining.

The ground rent is £156.26 per year

The service charge for 01/01/2024 - 31/12/2024 is £2,248.69 plus £612.04 to reserve fund.





Total Area: 81.4 m² ... 876 ft²

All measurements are approximate and for display purposes only