



**LOVETT**  
Sales & Lettings

£220,000



## 68 Red Admiral Court, Little Paxton, St. Neots, PE19 6BU

- Second floor apartment
- Overlooking The River Great Ouse
- Two double bedrooms
- Lift to all floors in block
- Ensuite to main bedroom
- External balcony

## Full Description

A spacious two double bedroom second floor apartment overlooking The River Great Ouse. The property is situated in the sought after village of Little Paxton with easy access to the A1 and a mile and half from St Neots railway station and town centre. The village offers an abundance of amenities including two convenience stores, doctors surgery, pharmacy, Chinese takeaway and restaurant, The Anchor pub and the well regarded Paxton Pits Nature Reserve. The well presented accommodation comprises entrance hall, open plan kitchen and living room with external balcony, two double bedrooms with an en-suite to master plus family bathroom. The property benefits from UPVC windows and gas central heating. There is one allocated parking space. Viewing highly recommended! No forward chain.

### ENTRANCE HALL

Wooden entrance door leading to entrance hall. Two radiators. Intercom entry phone. Storage cupboard and airing cupboard. Doors to kitchen, bedrooms and bathroom

### KITCHEN / LIVING / DINING ROOM

24' 1" x 12' 0" (7.34m x 3.66m)

Kitchen area comprising work surfaces with complementary drawers and cupboards under. Wall mounted cupboards. One and a half bowl sink with mixer tap. Built in electric oven and four ring gas hob with extractor over. Built in fridge / freezer, washing machine and dishwasher. Cupboard housing gas boiler. Tiled floor. UPVC windows to side. Dining / Living Area, UPVC windows and door to balcony. Additional windows to side. TV and telephone points. Two radiators.

### BEDROOM ONE

11' 1" x 10' 0" (3.38m x 3.05m)

UPVC window to front. 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 . Shaver socket. Extractor fan.

### BEDROOM TWO

13' 7" x 8' 3" (4.14m x 2.51m)

UPVC window to front. Radiator. Cupboard housing gas boiler.



## BATHROOM

Three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with shower attachment over. Tiled splash backs. Radiator. Shaver socket. Extractor fan.

## EXTERNALLY

There are maintained communal gardens leading down to The River Great Ouse and an allocated parking space.

## LIFT

There is a lift to all floors in the communal area.

## PARKING

The property has an allocated parking space and visitor parking spaces are available.

## LEASEHOLD INFORMATION

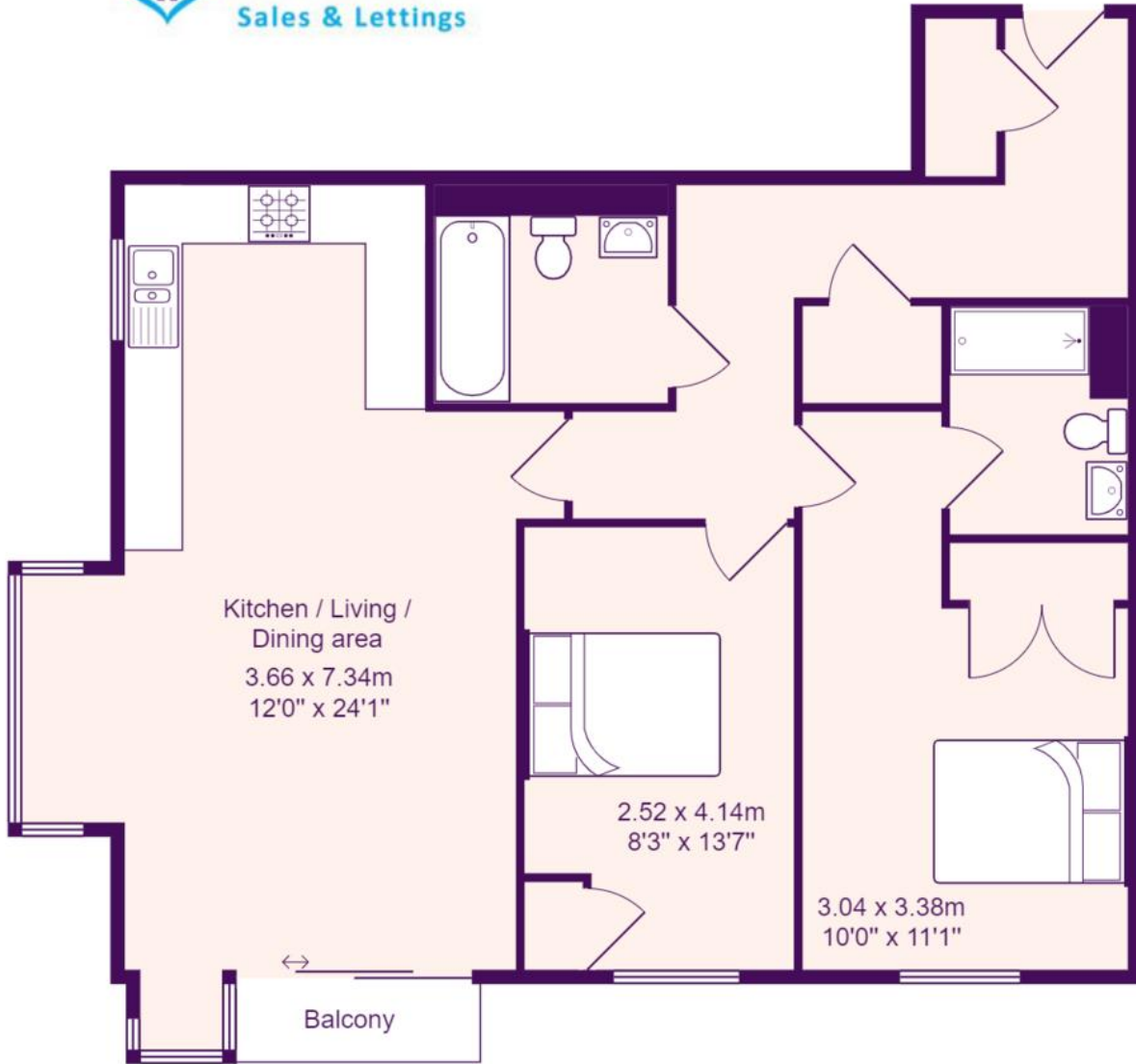
The lease is 125 years from 1st January 2013 - 113 years remaining.

The Ground Rent is: £275 Per year - Reviewed every 10 years.

The Block Service Charge for 01/07/2023 - 30/06/2024 is £1336.46 This is reviewed annually.

The Estate Service Charge for 01/07/2023 - 30/06/2024 is £238.91 This is reviewed annually.





Total Area: 74.6 m<sup>2</sup> ... 803 ft<sup>2</sup>

All measurements are approximate and for display purposes only