



**LOVETT**  
Sales & Lettings

£155,000



## 17 Paxton Court, Little Paxton, St. Neots, PE19 6HY

- First floor flat
- Two bedrooms
- Balcony and Garage
- Quiet village location
- Close to pub and village amenities
- Near Paxton Pits Nature Reserve

## Full Description

A well presented two bedroom first floor flat with garage and balcony in a quiet location in the sought after location in the popular village of Little Paxton. 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 accommodation comprises entrance hall, living room with balcony, kitchen, two bedrooms and a bathroom. The property benefits from UPVC windows and gas radiator heating. Externally there is communal grounds, a garage with parking space in front. No forward chain

The lease has 65 years remaining, the asking price reflects a potential lease extension by the new owner.

### ENTRANCE HALL

Entrance door from communal landing leading to entrance hall. Loft access. Airing cupboard. Radiator. Doors to living room, kitchen, bedroom one and bathroom.

### LIVING ROOM

14' 2" x 12' 7" (4.32m x 3.84m)

Sliding doors leading to balcony. TV and telephone point. Radiator. Door to bedroom two.

### BEDROOM TWO

10' 2" x 6' 9" (3.1m x 2.06m)

UPVC window to rear. Radiator.

### KITCHEN

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 gas hob with extractor over. Plumbing for washing machine. Wall mounted gas boiler. Radiator. UPVC window to front.

### BEDROOM ONE

12' 1" x 8' 1" (3.68m x 2.46m)

UPVC window to front. Radiator. Built in cupboard.

### BATHROOM

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



## OUTSIDE

Maintained communal grassed garden to front.

## GARAGE

Single garage with up and over door. Eaves storage.  
Parking space in front.

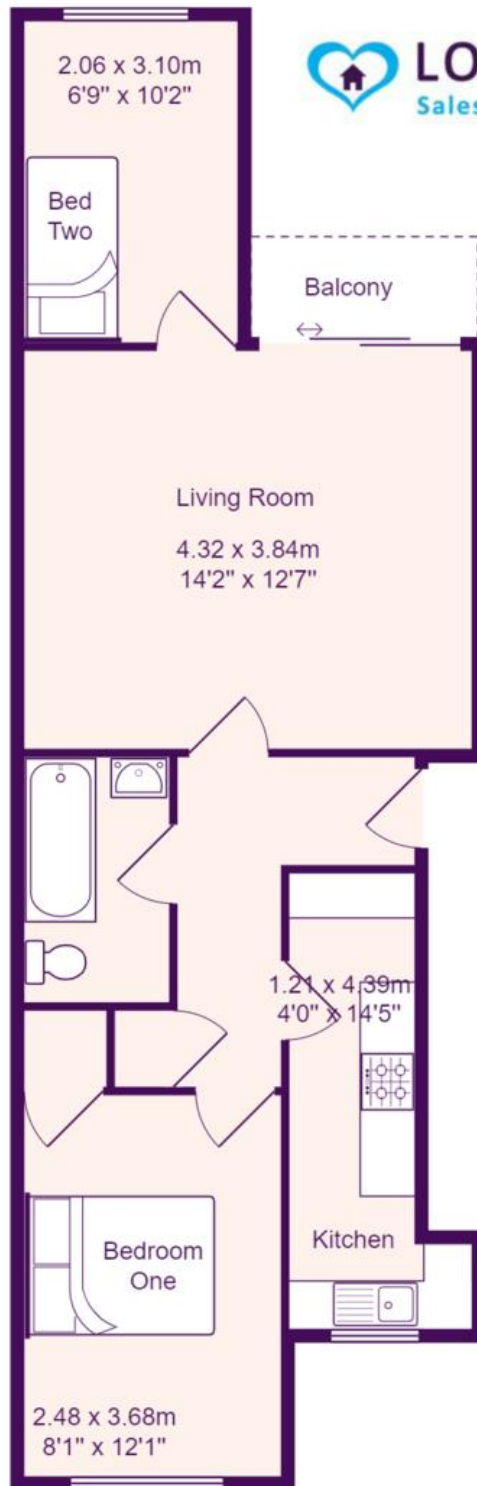
## LEASEHOLD INFORMATION

The lease is 99 Years from 24th June 1991 - 65 Years remaining.

The ground rent is £200 Per Year

The service charge is £400 Per Year - This is reviewed annually.





Total Area: 48.2 m<sup>2</sup> ... 518 ft<sup>2</sup>

All measurements are approximate and for display purposes only