



3 Fox Brook, St. Neots, PE19 6AL

- Ground floor apartment
- Two bedrooms
- Walking distance to Train Station
- Built in kitchen appliances
- Allocated Parking
- No forward chain

Full Description

A well presented two bedroom ground floor apartment on the popular Loves farm Development. The property is situated on the edge of the development within walking distance to St Neots Railway station, bus stops and local amenities. The spacious accommodation comprises entrance hall, open plan kitchen/dining and living space. There are two bedrooms and a main bathroom. The property benefits from built in kitchen appliances. Externally there is an allocated parking space. No forward chain.

ENTRANCE HALL

Communal entrance hall leading to entrance door. Storage cupboard and airing cupboard housing hot water system. Electric heater. Doors to kitchen/dining/living room, bedrooms and bathroom.

OPEN PLAN KITCHEN / DINING / LIVING AREA

23' 2" x 10' 7" (7.06m x 3.23m)

Kitchen Area:

Fitted kitchen comprising work surfaces with complementary drawers and cupboards under. Wall mounted cupboards. One and a half bowl sink with mixer tap and splash backs. Built in electric oven, microwave and four ring hob with extractor over. Built in fridge / freezer, washing machine and dishwasher. Tiled floor. UPVC French doors to rear with Juliet Balcony.

Living/Dining Area:

UPVC French Doors with Juliet Balcony to front. Electric heater. TV and telephone point.

BEDROOM ONE

13' 10" x 6' 5" (4.22m x 1.96m)

UPVC window to front. Electric heater. Built in wardrobe.

BEDROOM TWO

13' 10" x 6' 5" (4.22m x 1.96m)

UPVC window to front. Electric heater.

BATHROOM

Three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over and glass screen. Tiled splash backs. Extractor fan. UPVC window to rear.

PARKING

Allocated parking space to the rear of the property.



LEASEHOLD INFORMATION

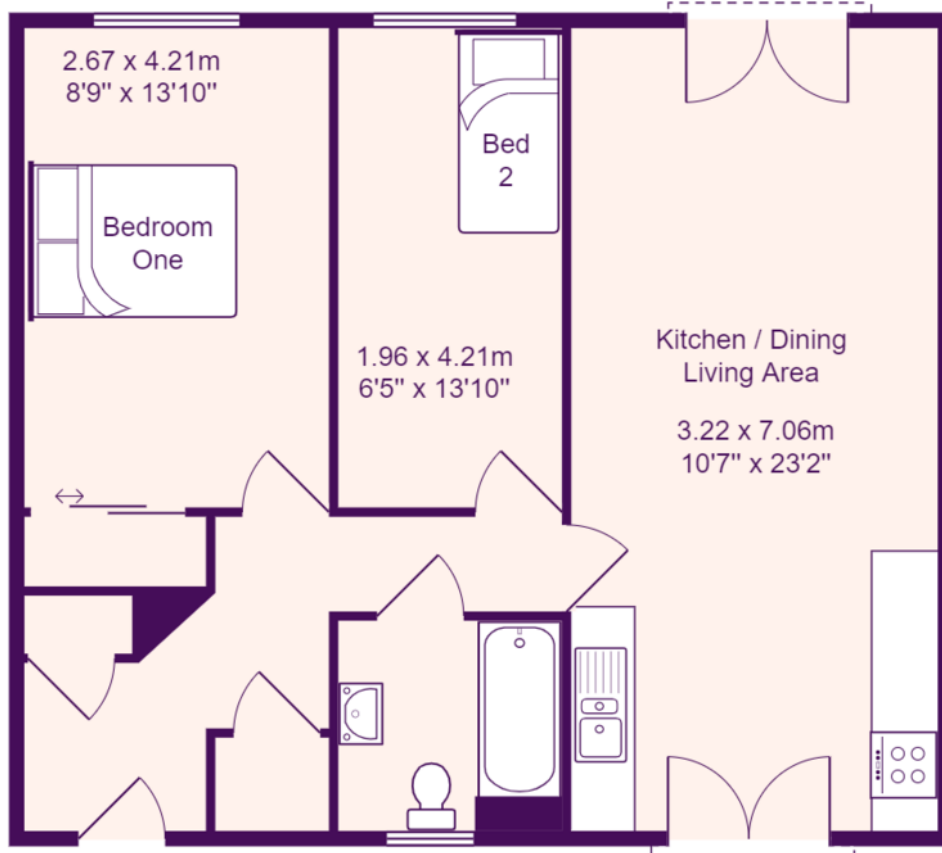
The lease is 125 Years from 1st January 2008 - (109 Years remaining)

The current annual service charge is £1399.28. This is paid in two half yearly demands and reviewed annually.

The annual ground rent is £265. This is reviewed every 10 years.

N.B There has been a Section 20 Notice issued to the leaseholder for impending cost of internal and external improvements/re-decorating due to take place in 2025. The cost is £5428.84 and has already been paid in full by the current owner.





Total Area: 56.6 m² ... 609 ft²

All measurements are approximate and for display purposes only

EPC GRAPH

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		