



**LOVETT**  
Sales & Lettings

£220,000



## 15 Skipper Way, Little Paxton, St. Neots, PE19 6LT

- First floor apartment
- Views of river and surrounding meadow
- Two double bedrooms
- En-suite to master bedroom
- One mile to St Neots Train Station
- Close to Paxton Pits Nature Reserve



## Full Description

Built in 2004, Skipper Way is a very sought-after development boasting beautiful views of the River Great Ouse and surrounding meadows. The development also benefits from being just over a mile away from the Train Station and St. Neots town centre. The property itself offers spacious accommodation, including a large lounge/dining area that has double doors which open to look out over meadows and an open plan kitchen that has all built in appliances. Just down the hall there are two double bedrooms, both of which have built in wardrobes and the master having an En-suite shower, a large family bathroom and two storage cupboards. The block of apartments benefits from having intercom entry and this apartment has an under cover allocated parking space

### ENTRANCE HALL

Entrance door leading to entrance hall. Airing cupboard and storage cupboard. Radiator. Thermostat. Doors to bedrooms and bathrooms.

### LOUNGE / DINER AREA

24' 8" x 15' 6" (7.52m x 4.72m)

UPVC French doors with Juliet balcony overlooking meadow and river. Two radiators. Wall mounted electric fire. TV/Satellite/Telephone point

### KITCHEN AREA

Fitted kitchen comprising work surfaces with drawers and cupboards under. Wall mounted cupboards. One and a half bowl sink with mixer tap and tiled splash backs. Built in Siemens electric oven and four ring hob with extractor fan over. Built in fridge/freezer, washing machine, dishwasher and microwave.

### BATHROOM

Three piece white suite comprising low level WC, double wash hand basin and panelled bath with shower over and glass screen. Tiled splash backs. Extractor fan. Heated towel rail. Shaver sockets.

### BEDROOM ONE

12' 8" x 8' 3" (3.86m x 2.51m)

UPVC French doors with Juliet balcony overlooking meadow. Built in wardrobes. Cupboard housing gas combi boiler. TV/Satellite/Telephone point.

### ENSUITE

Three piece white suite comprising low level WC, pedestal



wash hand basin and fitted shower unit. Tiled splash backs. Heated towel rail. Extractor fan. Shaver socket.

#### BEDROOM TWO

12' 8" x 7' 9" (3.86m x 2.36m)

UPVC window to rear. Built in wardrobes.

TV/Satellite/Telephone point. Radiator.

#### OUTSIDE

Under cover allocated parking space. Maintained communal gardens

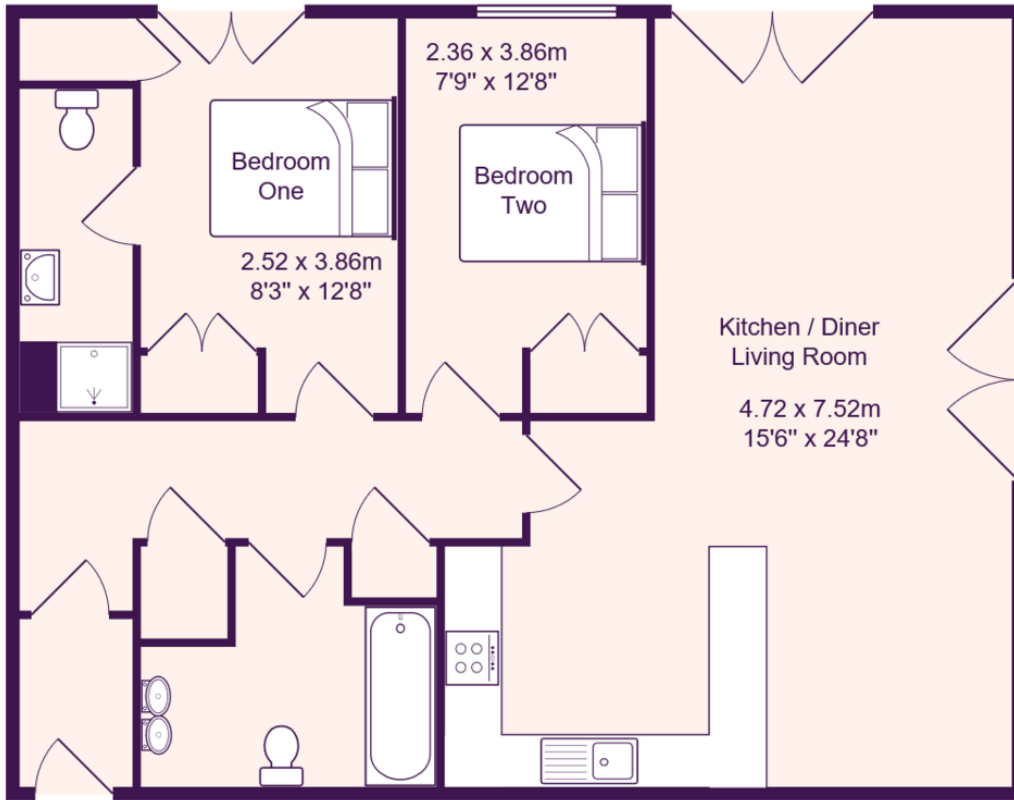
#### LEASEHOLD

The lease is 999 Years from 1st January 2002 (976 Years remaining)

The annual service charge is £2,421.98 and is reviewed annually.

The ground rent is £150 PA and is reviewed every 25 years.





Total Area: 73.1 m<sup>2</sup> ... 787 ft<sup>2</sup>

All measurements are approximate and for display purposes only

EPC GRAPH

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	81   B	83   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		