



LOVETT
Sales & Lettings

£225,000



Flat 3, 50/52 Market Square, St. Neots, PE19 2AA

- Second floor maisonette
- Two double bedrooms
- Two bathrooms
- Overlooking Market Square
- Re-decorated & Re-carpeted
- Gas radiator heating

Full Description

A newly re-decorated and re-carpeted two double bedroom second floor maisonette in the Town Centre of St Neots overlooking the Market Square. The property is well situated for all shops, bars, restaurants and amenities. The spacious accommodation over two levels comprises; entrance hall, living room, kitchen, bedroom one and en-suite on the upper floor. The lower floor has a further double bedroom and a bathroom. The property benefits from gas radiator heating. Permit parking is available for council run car parks in the town centre. Viewing highly recommended! No forward chain.



ENTRANCE HALL

Communal stairway leading to entrance door. Radiator. Doors to living room and kitchen. Doorway to rear lobby.

KITCHEN/DINER

14' 4" x 8' 5" (4.37m x 2.57m)

Kitchen comprising work surfaces with complementary drawers and cupboards under. Wall mounted cupboards. One and a half bowl sink with mixer tap and tiled splash backs. Built in electric oven and four ring hob with extractor over. Plumbing for washing machine. Radiator. Tiled floor. Two glazed sash windows overlooking Market Square.



LIVING ROOM

Two glazed sash windows to front overlooking Market Square. Feature cast iron fireplace. Radiator.



REAR LOBBY

Stairs up to bedroom one. Stairs down to lower floor. Wall mounted boiler. Cupboard under stairs. Glazed sash windows to rear. Doors to bedroom two and bathroom.

BEDROOM ONE

11' 5" x 9' 8" (3.48m x 2.95m)

Sash window to rear. Radiator. Door to en-suite.

ENSUITE

Three piece white suite comprising low level WC, pedestal wash hand basin and fitted shower with glass door and tiled splash backs. Radiator. Sash window to rear. Emergency Exit leading to communal stairway.

BEDROOM TWO

10' 7" x 10' 0" (3.23m x 3.05m)

Glazed sash window to rear. 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. Tiled floor.

LEASEHOLD INFORMATION

The lease is 125 years from March 2003 (103 Years Remaining)

- Ground rent - £200 Per Year

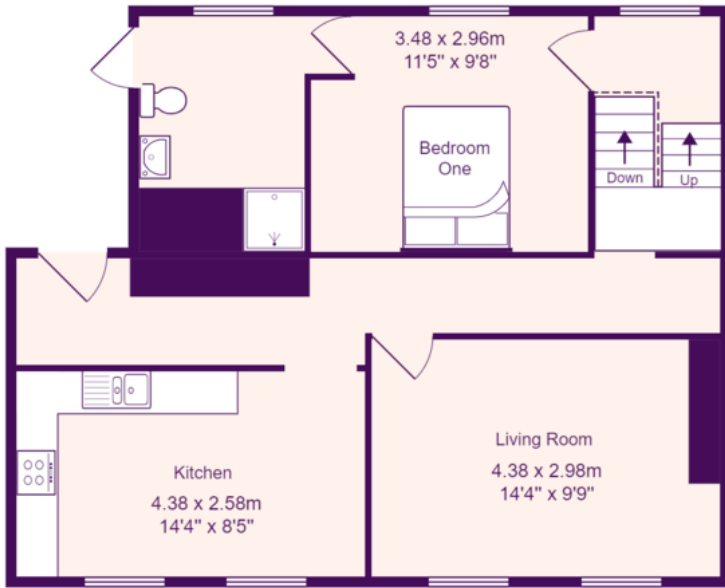
- Buildings insurance - £339.17 Per Year

- Service charge - There is no monthly amount payable, however flat 3 is liable for 20% of maintenance works required.

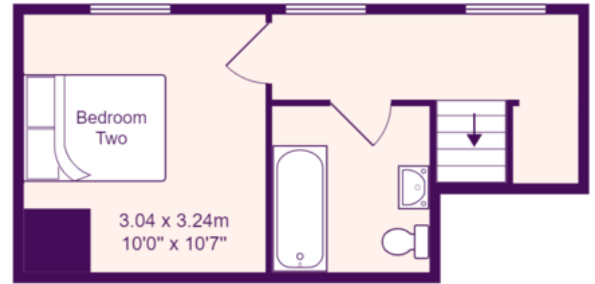
PARKING

There is no allocated parking for this property, however, permit parking is available for council run car parks in the Town Centre.





Upper Floor
Area: 57.5 m² ... 619 ft²



Lower Floor
Area: 20.5 m² ... 220 ft²



Total Area: 78.0 m² ... 839 ft²

All measurements are approximate and for display purposes only