



LOVETT
Sales & Lettings

£140,000



4 Lee Court, St. Marys Street, Eynesbury, St. Neots, PE19 2SZ

- First & second floor maisonette
- One bedroom
- Close to Town Centre
- 1 Mile to Train Station
- Allocated parking space
- Refitted kitchen

Full Description

A spacious one bedroom first and second floor maisonette in 'Old Eynesbury' within short walking distance to St Neots Town Centre. The accommodation comprises; ground floor entrance with stairs to first floor, landing, living room, refitted kitchen, bathroom and stairs to second floor. The bedroom covers the whole of the second floor. The property has recently been re-decorated. Externally there is an allocated parking space in the Courtyard to the front of the property. Viewing highly recommended. No forward chain!

ENTRANCE HALL

Wooden glazed entrance door leading to entrance hall. Stairs to first floor. Fitted mat.

FIRST FLOOR LANDING

Window to front. Airing cupboard housing hot water cylinder plus storage cupboard. Stairs to second floor. Doors to living room and bathroom.

LIVING ROOM

14' 9" x 8' 7" (4.5m x 2.62m)

Windows to front. Electric heaters. TV and telephone points. Open plan through to kitchen.

KITCHEN

6' 8" x 6' 3" (2.03m x 1.91m)

Refitted kitchen comprising work surfaces with complementary drawers and cupboards under. Wall mounted cupboards. Single bowl sink with mixer tap and tiled splash backs. Space for electric cooker with extractor over. Space for fridge / freezer. Plumbing for washing machine. Tiled floor. Window to rear.

BATHROOM

Three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with electric shower over. Tiled splash backs. Window to rear.

SECOND FLOOR BEDROOM

Window to side. Fitted eaves storage cupboards.

PARKING

Allocated parking space in courtyard to the front of the property.



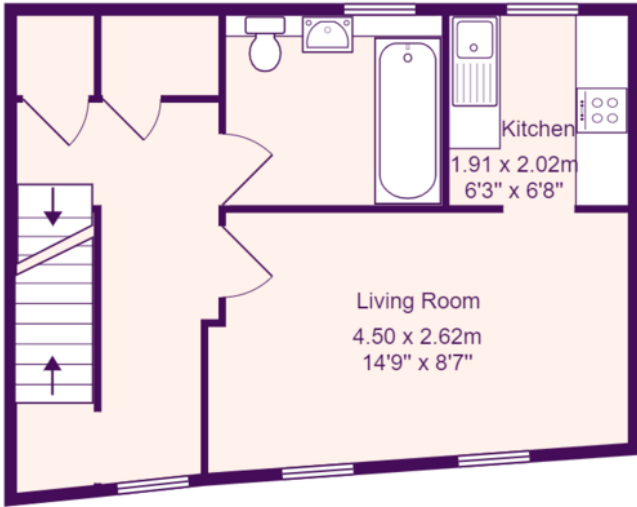
LEASEHOLD INFORMATION

The lease is 999 years from September 2016 - (991 Years remaining)

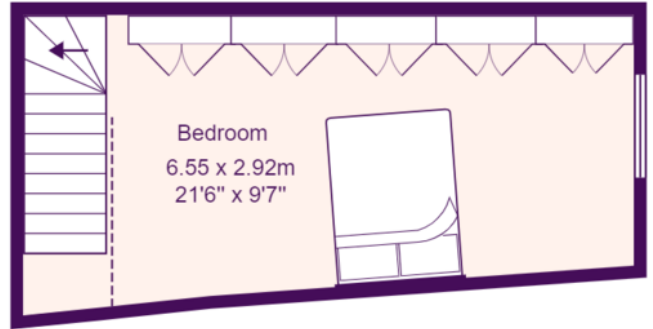
The service charge is £900 Per year including buildings insurance - This is reviewed annually.

There is no ground rent payable.





First Floor



Second Floor

Total Area: 50.7 m² ... 545 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		
55-68	D		61 D
39-54	E		
21-38	F		
1-20	G	8 G	