



**LOVETT**  
Sales & Lettings

£375,000



## 122 Skipper Way, Little Paxton, St. Neots, PE19 6LQ

- Split level Penthouse apartment
- Three bedrooms / Two bathrooms
- One mile to St Neots Train Station (56 mins to Kings Cross / St Pancras)
- 25 Ft Roof Terrace plus additional balcony
- Panoramic views of The River Great Ouse and St Neots Golf Course
- LIFT ACCESS within main building



## Full Description

A rarely available three bedroom split level Penthouse apartment on the sought after 'The Island' development in Little Paxton with fantastic views over The River Great Ouse and St Neots Golf Course. The property is situated just one mile from St Neots Railway Station (56 mins to London Kings Cross / St Pancras) and has easy access to the A1. The popular village of Little Paxton boasts amenities including Paxton Pits Nature Reserve, doctors surgery, pharmacy, convenience stores, pub/restaurant, community hub, village hall, large play parks and primary school.

With LIFT ACCESS in the main building to the second floor, the newly redecorated accommodation comprises; entrance hall, open plan kitchen / dining / living room with balcony, bedrooms two and three plus a bathroom on level one. The second level has an impressive master bedroom with ensuite and a 25ft decked roof terrace offering panoramic views of the river and surrounding golf course. Externally, there is a double car port along with visitor parking spaces.

Viewing highly recommended. No forward chain.

### ENTRANCE HALL

Entrance door leading to entrance hall. Stairs to upper level with storage cupboard under. Radiator. Doors to kitchen/living room, two bedrooms and a bathroom.

### KITCHEN / DINING / LIVING ROOM

24' 5" x 13' 2" (7.44m x 4.01m)

Kitchen area:

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 hob with extractor over. Built in fridge / freezer, microwave, washing machine and dishwasher. Cupboard housing gas boiler. Radiator. Tiled floor. UPVC window to rear. UPVC door to balcony.

Balcony:

Decked balcony with stainless steel and glass balustrade overlooking The River Great Ouse and St Neots Golf Course. Outside light.

Living/Dining area:

French doors and windows to rear and side offering fantastic views. TV/telephone and satellite points. Two radiators.



## BEDROOM TWO

9' 6" x 9' 6" (2.9m x 2.9m)

UPVC window to side. Built in wardrobe. Radiator.

## BEDROOM THREE

9' 8" x 9' 1" (2.95m x 2.77m)

French doors with Juliet Balcony to side. 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.

## LEVEL TWO LANDING

Window to roof terrace. Door to bedroom one.

## BEDROOM ONE

19' 2" x 11' 11" (5.84m x 3.63m)

Full height window and doors to Roof terrace with fitted electronically operated blackout blinds. Radiator. Door to ensuite.

## ENSUITE

Three piece white suite comprising low level WC, pedestal wash hand basin and fitted shower with glass sliding door and tiled splash backs. Radiator. Shaver socket. Extractor fan.

## ROOF TERRACE

Recently replaced composite decked roof terrace with glass and steel balustrades to rear and side with fantastic far reaching views of the river and golf course. At 25ft long this outside space is ideal for entertaining.

## PARKING

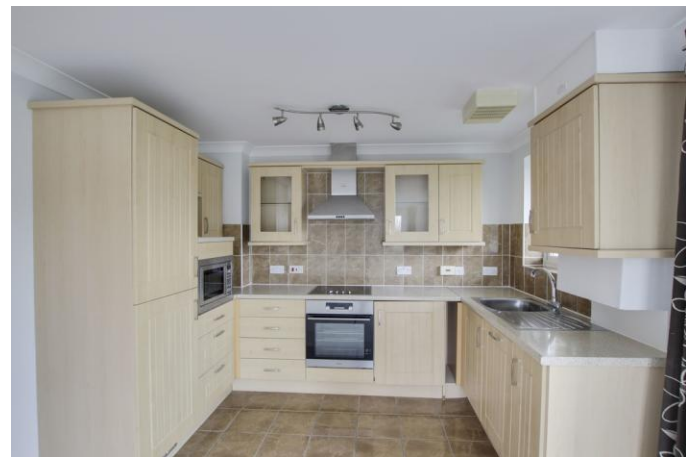
Double carport providing off road parking for two vehicles. Several visitors spaces are also available.

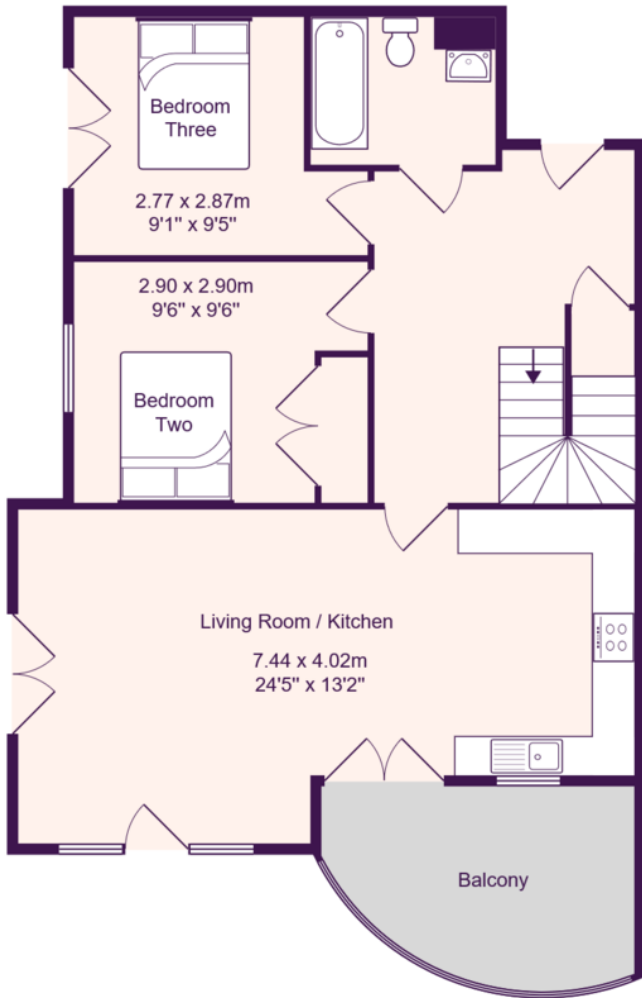
## LEASEHOLD INFORMATION

The lease is 125 years from 26th June 2007 (107 Years remaining)

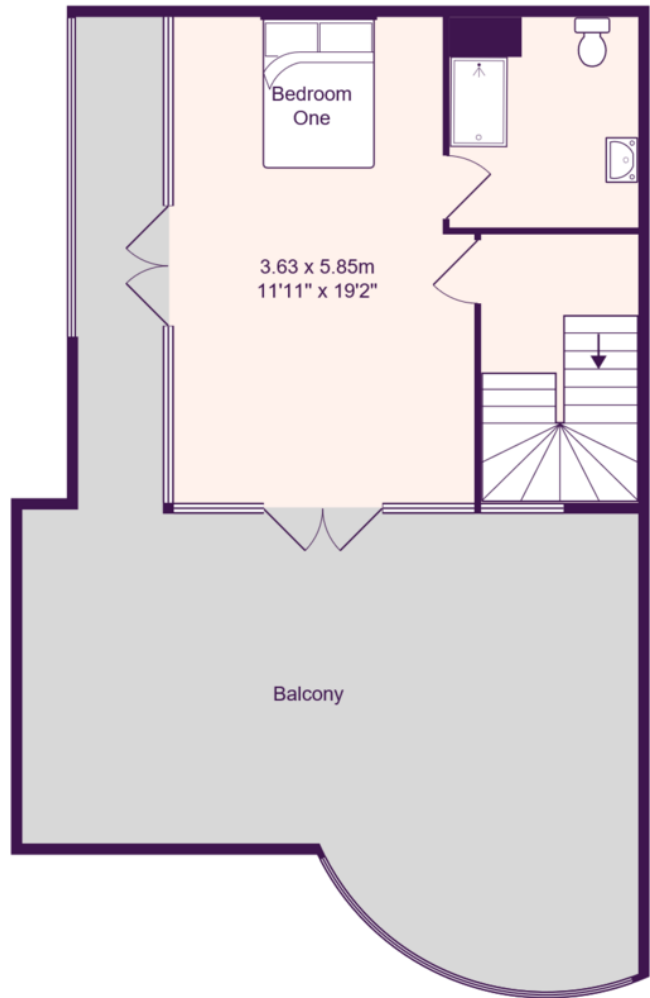
The ground rent is: £605.71 per year

The service charge is: Half yearly service charge is £1,776.57 This is reviewed annually.





**First Level**



**Second Level**