



**LOVETT**  
Sales & Lettings

£320,000



## 18 Wren Walk, Eynesbury, St. Neots, Cambridgeshire, PE19 2GE

- PENTHOUSE APARTMENT
- THREE BEDROOMS
- LARGE BALCONIES
- WEST FACING ASPECT
- VIEWS OVER MARINA AND POCKET PARK
- ENSUITE TO MASTER



## Full Description

A fantastic THREE bedroom penthouse apartment with two large balconies overlooking Eynesbury Maria and Pocket Park. The property is conveniently situated within easy reach of the A1 & A428 as well as being approx. 1.5 miles from St Neots Railway Station. Leisure facilities including indoor swimming pool, gym and indoor & outdoor sports pitches are within close walking distance. The spacious accommodation comprises; entrance hall, open plan living, dining and kitchen area with large wrap around balcony. The master bedroom has built in wardrobes, en-suite and French doors to an additional balcony. There are two further bedrooms and a family bathroom. The property benefits from an electric boiler to radiator heating system. Externally, there is a MOORING, GARAGE and a parking space. Viewing highly recommended! No forward chain.

### ENTRANCE HALL

Wooden entrance door leading to entrance hall. Radiator. Cupboards housing electric boiler and hot water system. Intercom entry phone. Thermostat. Smoke alarm. Doors to living room, bedrooms and bathroom.

### OPEN PLAN LIVING / DINING AND KITCHEN AREA

22' 8" x 14' 6" (6.91m x 4.42m)

Lounge / dining area - Two UPVC French doors and windows to two aspects leading to wrap around balcony overlooking Eynesbury Marina. Radiator. TV and telephone point.

Kitchen area - Fitted kitchen comprising work surfaces with drawers and cupboards under. Wall mounted cupboards. Built in electric oven and four ring hob with extractor fan over. Built in fridge/freezer, washer/dryer and dishwasher. One and a half bowl sink with mixer tap and tiled splash backs. Tiled floor. UPVC window to side.

### BEDROOM ONE

13' 2" x 9' 2" (4.01m x 2.79m)

UPVC French doors and windows to additional balcony. Built in wardrobe with sliding door. Radiator. Door to en-suite.

### 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. Extractor fan. UPVC window to side.



## BEDROOM TWO

9' 9" x 9' 8" (2.97m x 2.95m)

UPVC window to rear. Radiator.

## BEDROOM THREE

15' 3" x 9' 2" (4.65m x 2.79m)

UPVC windows to front and rear. Radiator.

## BATHROOM

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

## GARAGE / PARKING

Single garage plus allocated parking space to the rear of the property.

## LEASEHOLD DETAILS

There is approx. 109 years remaining on the lease.

The current Ground Rent payable is £200.00 per annum.

The rent review is every 10 years – the next review being 25 Mar 2027. The rent is reviewed using an additive value of £100.00 at each review.

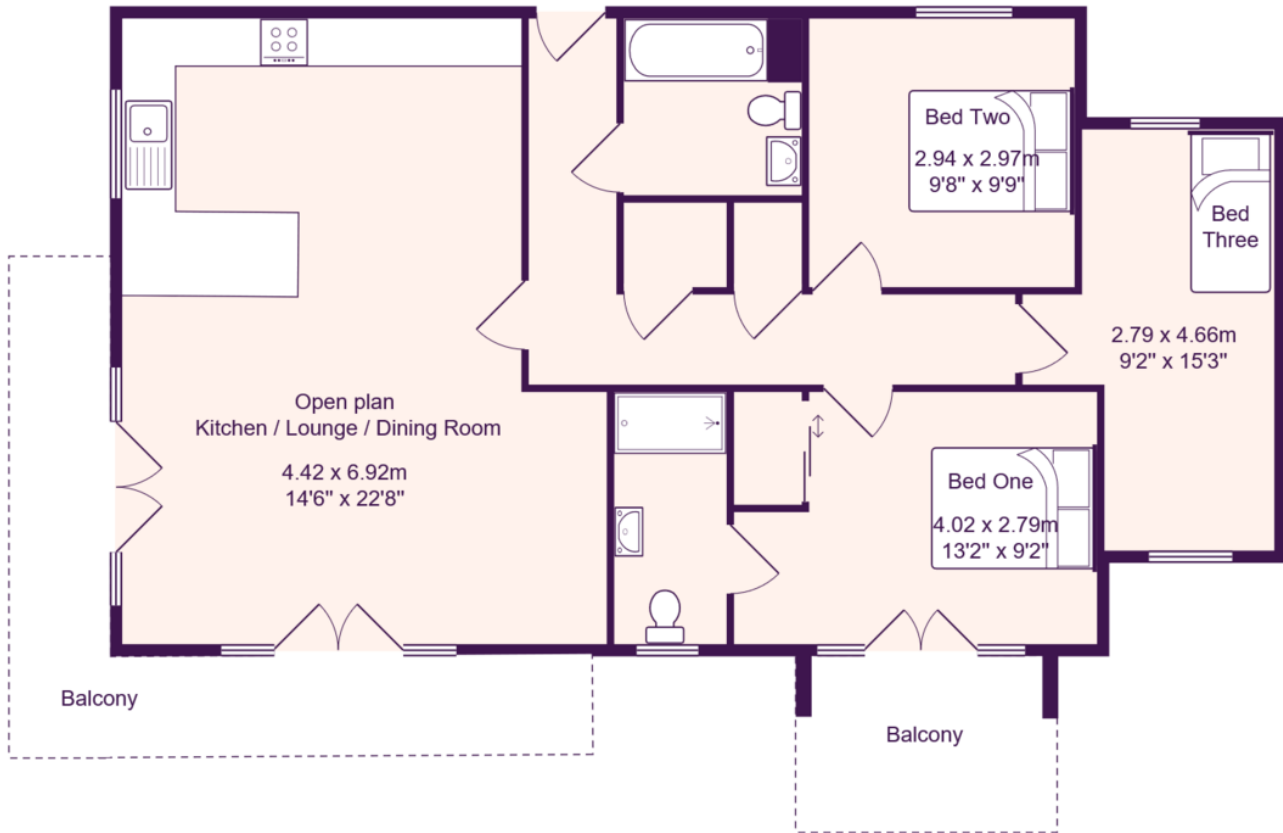
The Service Charge for the property is £1,718.47 and this is reviewed annually.

The Service Charge for the mooring is £297.67 and this is reviewed annually.

## MOORING

There is a mooring space

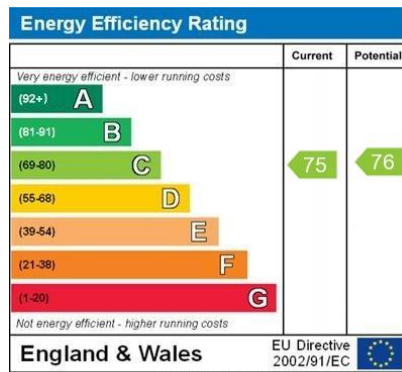




Total Area: 83.5 m<sup>2</sup> ... 899 ft<sup>2</sup>

All measurements are approximate and for display purposes only

### EPC GRAPH



[www.lovettsalesandlettings.co.uk](http://www.lovettsalesandlettings.co.uk) Tel: 01480 218200

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