



**2 Sovereign Court, 3 Kings Lane**  
St. Neots

**£160,000**



## 2 Sovereign Court

### St. Neots

Modern 1-Bedroom Ground Floor Flat with Private Entrance – Close to St Neots Train Station  
Situating just 0.53 miles from St Neots Train Station and within easy walking distance of the town centre, this well-presented ground floor apartment offers modern, low-maintenance living in a highly convenient location. Boasting its own private entrance, the property features a bright and airy bedroom, stylish open-plan living space with built-in kitchen appliances, and contemporary finishes throughout. Perfect for first-time buyers, commuters, or downsizers, this home also benefits from an allocated parking space, secure bike store, and is ideally positioned close to shops and local amenities. Offered with no forward chain, this move-in ready flat combines comfort and convenience in one appealing package.  
Council Tax band: B

Tenure: Leasehold

- GROUND FLOOR apartment
- Has its own personal entrance door
- One bedroom
- 0.53 of a mile to St Neots Train Station
- Walking distance to Town Centre
- Close to shops and amenities
- Allocated parking space plus bike store
- Built in kitchen appliances
- No forward chain
- There are 2 owner resident directors of the management company who have control over service charge expenditure.



### **Entrance Hall**

Personal entrance door leading to entrance hall. Radiator. Intercom entry phone. Doors to living room, bedroom and bathroom.

### **Open Plan Kitchen / Living Room**

16' 2" x 15' 5" (4.92m x 4.69m)

Two UPVC windows to front. Storage cupboard. Cupboard housing gas boiler. Tv and telephone point. Radiator. Kitchen area: Fitted kitchen comprising work surfaces with complimentary 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 gas hob with extractor over. Built in fridge / freezer, washing machine and dishwasher. Tiled floor in kitchen area.

### **Bedroom**

11' 6" x 10' 7" (3.50m x 3.22m)

Two UPVC windows to front. Built in wardrobe. Radiator.

### **Bathroom**

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



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### ALLOCATED PARKING

1 Parking Space

Allocated parking space. Bike and bin store.









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