



LOVETT
Sales & Lettings

£140,000



44 Longsands Road, St. Neots, PE19 1TA

- FIRST FLOOR APARTMENT
- QUARTER OF A MILE FROM TRAIN STATION
- ONE BEDROOM
- CLOSE TO SHOPS AND AMENITIES
- COMMUNAL GARDEN WITH PERSONAL STORE
- GOOD ORDER THROUGHOUT

Full Description

A well presented one bedroom first floor flat within close walking distance to St Neots Railway Station. The town centre is just over half a mile away and local shops and amenities can be found close by. The spacious accommodation comprises entrance hall, 15ft living room, refitted kitchen, bedroom and a bathroom. The property benefits from gas radiator central heating and UPVC windows. Externally there is an enclosed communal garden with a lockable personal bike store and storage cupboard. Viewing highly recommended. No forward chain.

ENTRANCE HALL

Composite entrance door leading to entrance hall. Cupboard housing gas boiler. Storage cupboard. Intercom entry phone. Radiator.

LIVING ROOM

15' 5" x 10' 5" (4.7m x 3.18m)

UPVC window to front. Radiator. Inset ceiling lights. TV and telephone point. Door to kitchen and doorway in inner hall.

KITCHEN

12' 6" x 6' 3" (3.81m x 1.91m)

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 hob with extractor over. Plumbing for washing machine. Radiator. Tiled floor. UPVC window to front.

INNER HALL

Doors to bedroom and bathroom. Tiled floor.

BEDROOM

12' 6" x 9' 2" (3.81m x 2.79m)

UPVC window to side. Storage cupboard. Radiator.

BATHROOM

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

OUTSIDE

Communal garden to rear with personal brick built bike store which is lockable.

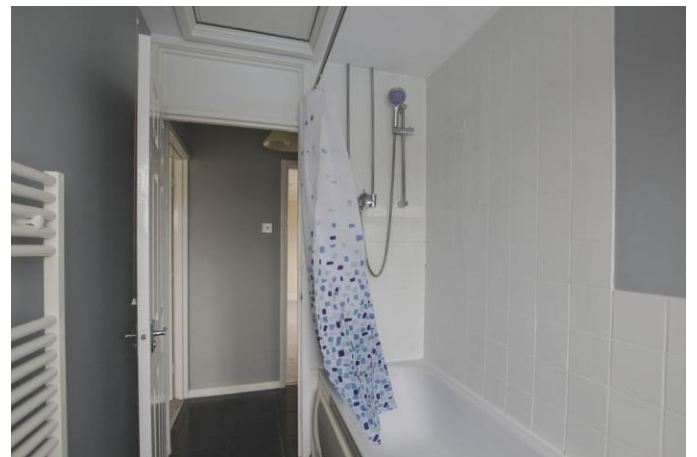


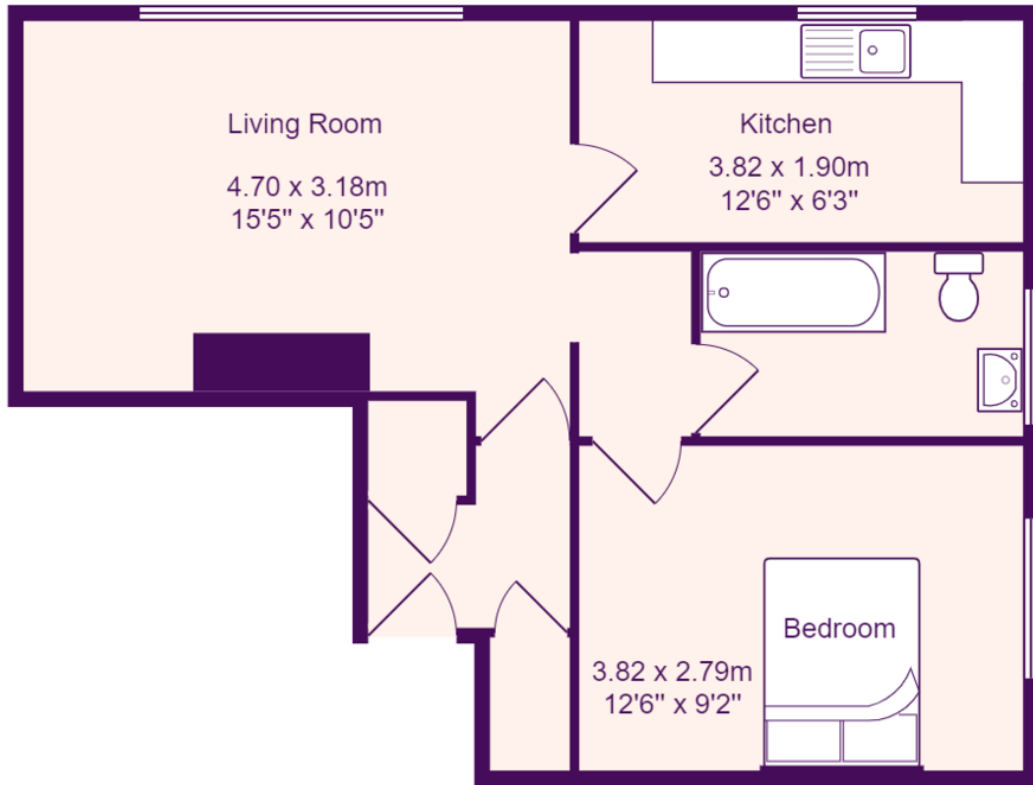
LEASEHOLD INFORMATION

The lease is 125 years from 18th March 2002 - (104 years remaining)

The current service charge is £1036 per year (reviewed annually)

The ground rent is £10 per year.

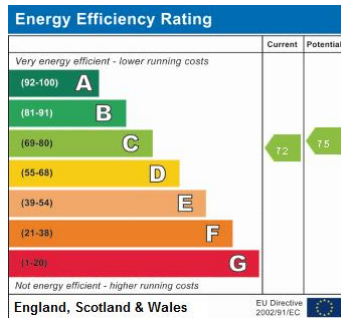




Total Area: 44.4 m² ... 478 ft²

All measurements are approximate and for display purposes only

EPC GRAPH



www.lovettsalesandlettings.co.uk Tel: 01480 218200

24 Market Square, St Neots, Cambs, PE19 2AF

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements