



**LOVETT**  
Sales & Lettings

£190,000



## 17 Fox Brook, St. Neots, PE19 6AL

- SECOND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- ENSUITE TO MASTER
- WALKING DISTANCE TO TRAIN STATION
- BUILT IN KITCHEN APPLIANCES
- HIGH CEILINGS

# Full Description

A well presented two double bedroom second floor apartment with open views over the top of Loves Farm. The property is situated on the edge of the development within walking distance to St Neots Railway station, bust stops and local amenities. The spacious accommodation with high ceilings comprises entrance hall, open plan kitchen/dining and living space. There are two double bedrooms with fitted wardrobes and an en-suite shower room to main bedroom. There is also a main bathroom. The property benefits from built in kitchen appliances. Externally there is an allocated parking space. No forward chain.



## ENTRANCE HALL

Entrance door leading entrance hall. Cupboard housing hot water system. Storage cupboard. Doors to living room, bedrooms and bathroom. Intercom entry phone.



## OPEN PLAN LIVING / DINING KITCHEN AREA

23' 2" x 13' 8" (7.06m x 4.17m)

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. Built in electric oven and four ring hob with extractor over. Built in fridge / freezer, washing machine, dishwasher and microwave. UPVC windows to rear.

Living/Dining Area: UPVC window and door with Juliet Balcony to front. UPVC window to side. TV and telephone points. Two electric radiators.



## BEDROOM ONE

12' 8" x 9' 8" (3.86m x 2.95m)

UPVC window and door with Juliet Balcony to front. Fitted wardrobe. Electric 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. Heated towel rail. Shaver socket. Extractor fan.

## BEDROOM TWO

12' 8" x 7' 8" (3.86m x 2.34m)

UPVC window to front. Fitted wardrobe. Electric 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.

## OUTSIDE

Allocated parking space.

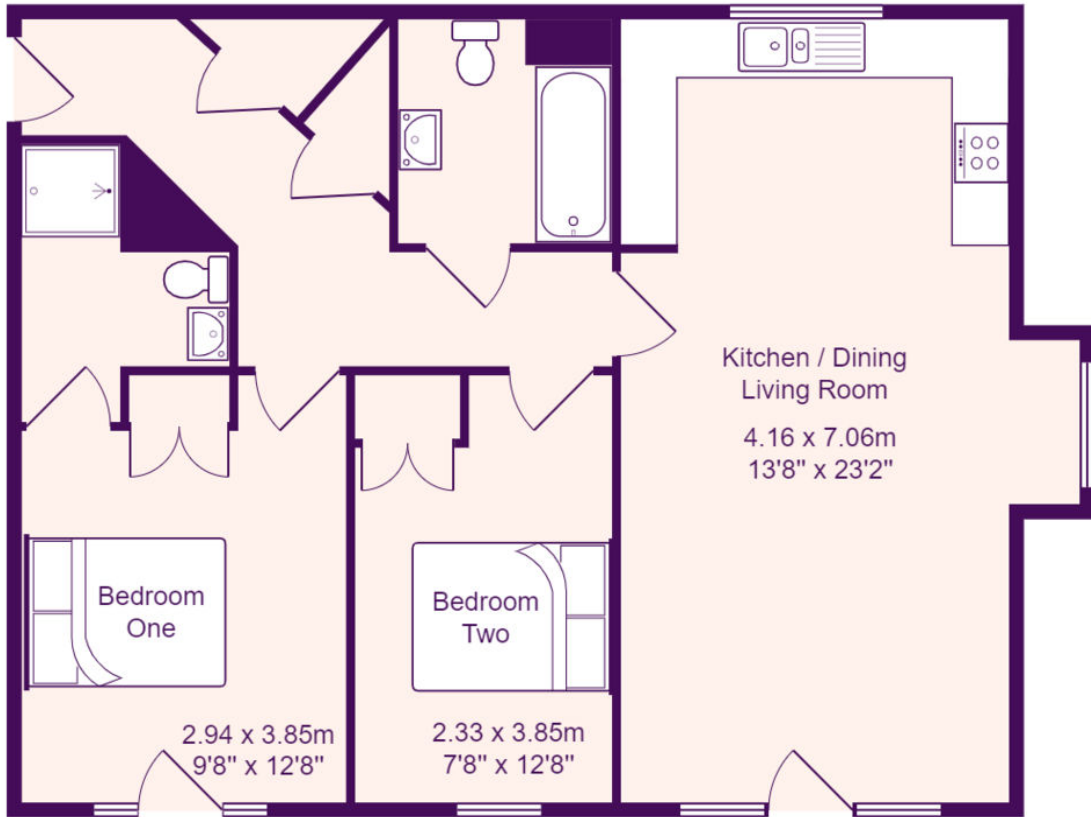
## LEASEHOLD INFORMATION

The lease is 125 Years from 1st January 2008 - (109 Years remaining)

The current service charge is:

The ground rent is:





Total Area: 64.1 m<sup>2</sup> ... 690 ft<sup>2</sup>

All measurements are approximate and for display purposes only

EPC GRAPH

