



13 Ferndale House, Ware Road, St. Neots, PE19 1DR

- GROUND FLOOR APARTMENT
- ONE BEDROOM
- CLOSE TO TOWN CENTRE
- VIEWS OVER OPEN FIELDS
- REFURBISHED THROUGHOUT
- GAS RADIATOR HEATING

Full Description

A fully refurbished one bedroom ground floor apartment overlooking open fields in a quiet location close to St Neots Town Centre. The accommodation comprises; entrance hall, living room, refitted kitchen, bedroom and refitted bathroom. The property benefits from gas radiator heating and UPVC windows. Externally there is an allocated parking space and maintained communal gardens. The lease is long with approx. 964 years remaining. No forward chain. Viewing highly recommended!

ENTRANCE HALL

Wooden glazed entrance door leading to entrance hall. Radiator. Doors to living room, bedroom and bathroom. Fuse box.

LIVING ROOM

13' 7" x 12' 12" (4.14m x 3.96m)

UPVC bay window to rear over looking The Common. Radiator. TV and telephone point. Door to kitchen.

KITCHEN

8' 8" x 5' 1" (2.64m x 1.55m)

Refitted kitchen comprising work surfaces with 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 fan over. Plumbing for washing machine. Space for fridge/freezer. Wall mounted gas boiler. UPVC window to side.

BEDROOM

13' 7" x 9' 1" (4.14m x 2.77m)

Two UPVC windows to front. Radiator. Two built in cupboards.

BATHROOM

Refitted three piece suite comprising low level WC, wash hand basin and panelled bath with shower over. Tiled splash backs. Radiator. Extractor fan.

OUTSIDE

Allocated parking space to front (space nearest the building). Maintained communal gardens surrounding the building.

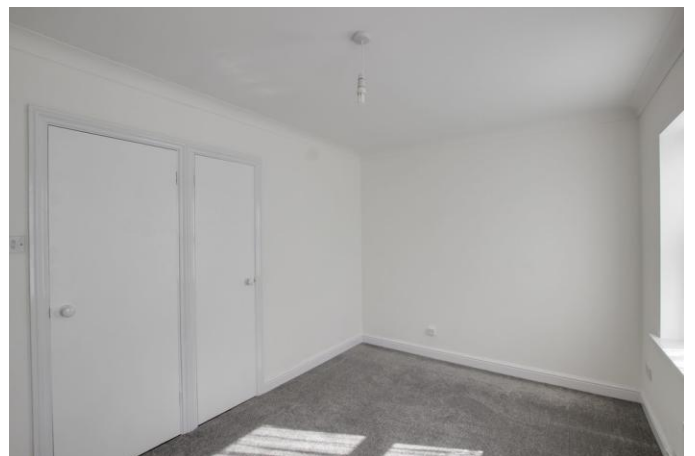
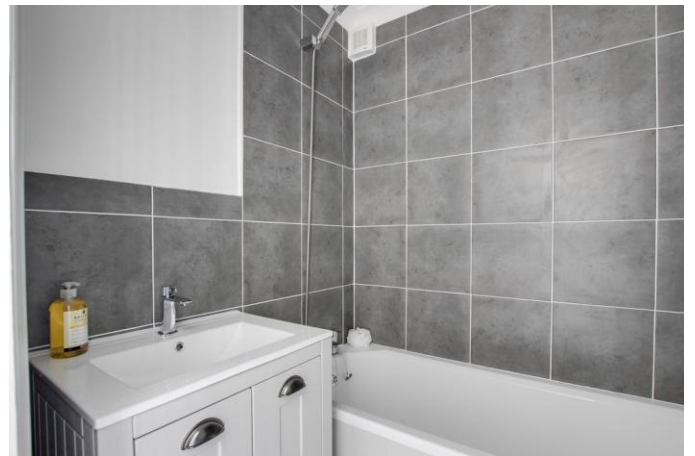
LEASEHOLD INFORMATION

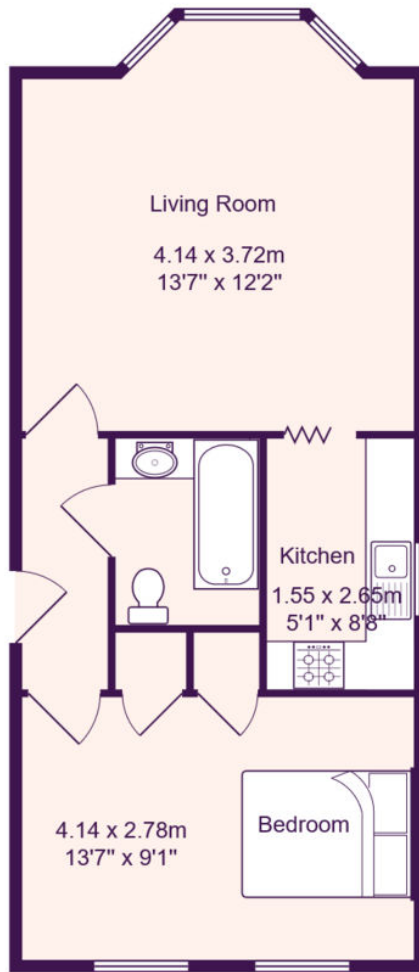
There is approx. 964 years remaining on the lease. The service charge is approx. £1165 per year including buildings insurance.



LOOKING FOR A BUY TO LET?

Given current market conditions we would expect to achieve a rent in the region of £725PCM given a gross rental yield of 5.1%.

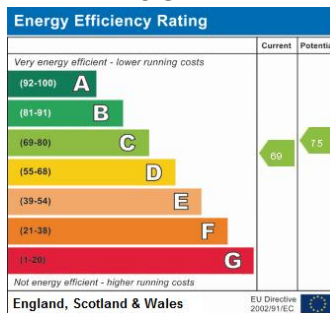




Total Area: 39.7 m² ... 427 ft²

All measurements are approximate and for display purposes only

EPC GRAPH



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24 Market Square, St Neots, Cambridgeshire, 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