



LOVETT
Sales & Lettings

£200,000



75 Skipper Way, Little Paxton, St. Neots, PE19 6LT

- SECOND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- OVERLOOKING THE RIVER GREAT OUSE
- MILE AND A HALF TO TRAIN STATION / TOWN CENTRE
- CLOSE TO PAXTON PITS NATURE RESERVE
- EASY ACCESS TO THE A1

Full Description

A well presented two double bedroom second floor apartment overlooking The River Great Ouse and conveniently situated with easy access to the A1 and under a mile and a half to St Neots Railway Station and St Neots Town Centre. The sought after village of Little Paxton boasts amenities including pre/primary school, doctors surgery, pharmacy, convenience stores, pub/restaurant, community hub, village hall, large play parks and Paxton Pits Nature Reserve. The spacious accommodation comprises entrance hall, open plan living/dining/kitchen area, two bedrooms, ensuite to master and a bathroom. The property benefits from gas radiator central heating, UPVC windows/doors and well maintained communal gardens. There is an allocated tandem under croft parking. Viewing highly recommended. No forward chain.

ENTRANCE HALL

Entrance door leading to entrance hall. Fitted door mat. Storage cupboard. Intercom entry phone. Doors to living room, bedrooms and bathroom.

LIVING / DINING / KITCHEN

19' 4" x 16' 9" (5.89m x 5.11m)

UPVC windows and French doors to Juliet balcony overlooking The River Great Ouse. Radiator. TV, telephone and satellite points.

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 hob with extractor over. Space for fridge / freezer. Plumbing for washing machine and dishwasher. Wall mounted gas boiler. Tiled floor. UPVC windows to side.

BEDROOM ONE

11' 8" x 9' 2" (3.56m x 2.79m)

UPVC window and door to Juliet balcony. Radiator. Built in wardrobes. Door to en-suite.

ENSUITE

Three piece white suite comprising low level WC, pedestal wash hand basin and fitted shower with glass door and tiled splash backs. Radiator. Shaver socket. Extractor fan. UPVC window to front.



BEDROOM TWO

11' 8" x 9' 4" (3.56m x 2.84m)

UPVC window to front. Radiator.

BATHROOM

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

PARKING

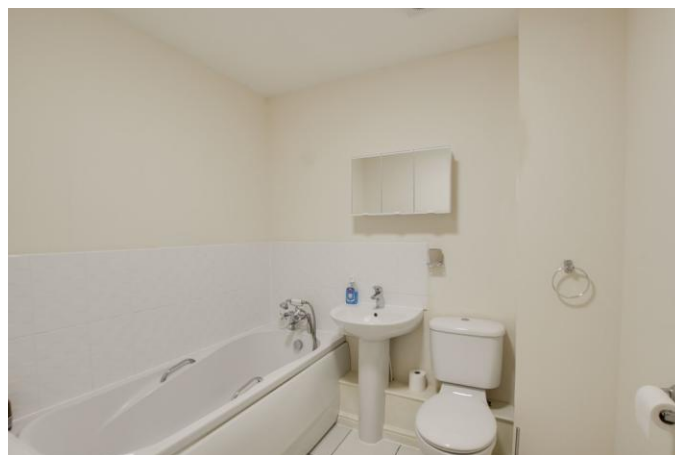
Tandem undercroft parking space below apartments.
Visitors spaces available nearby.

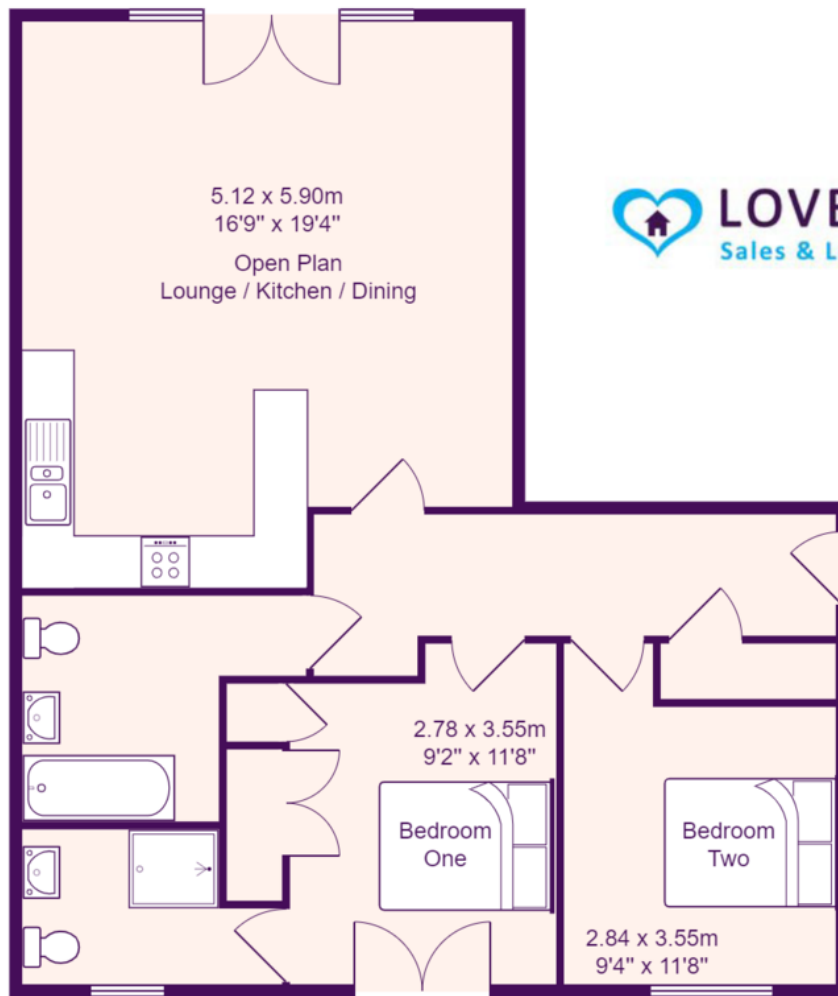
LEASEHOLD INFORMATION

The lease was 99 years from 21/12/2004 - 81 years remaining

The current Ground Rent is £207.40 every 6 months. - reviewed every 10 years in accordance with any increase in the Retail Prices Index during the preceding 10 years.

The Service Charge for 1st January 2023 - 31st December 2023 is £2936.88. This is reviewed annually.

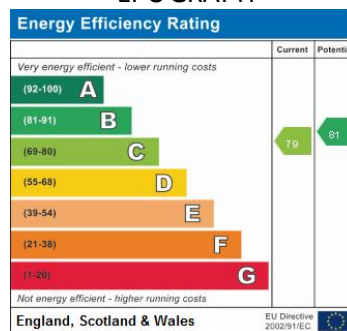




Total Area: 67.9 m² ... 731 ft²

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