



**LOVETT**  
Sales & Lettings

Offers In Excess Of  
**£190,000**



## **1 Stone Hill, St. Neots, PE19 6AP**

- GROUND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- ENSUITE SHOWER ROOM
- PATIO TERRACE
- THIRD OF A MILE TO TRAIN STATION
- EASY ACCESS TO A428 & A1

## Full Description

A spacious two double bedroom ground floor apartment on the popular Love's Farm development within walking distance to St Neots Railway Station as well as being within easy reach of the A428 & A1. The accommodation comprises entrance hall, living room with French doors to patio terrace, kitchen / dining room, two double bedrooms with en-suite and fitted wardrobes to master. Family bathroom. The property benefits from gas radiator heating and UPVC windows throughout. To the rear there is an allocated parking space and communal bike and bin stores. Viewing highly recommended! No forward chain.

### ENTRANCE HALL

Entrance door leading to entrance hall. Intercom entry phone. Radiator. Airing cupboard and storage cupboard. Doors to living room, bedrooms and bathroom. Smoke alarm.

### LIVING ROOM

14' 3" x 12' 3" (4.34m x 3.73m)

UPVC French doors to patio. Additional door to patio. TV and telephone points. Radiator. Open plan through to kitchen / diner.

### KITCHEN / DINER

13' 2" x 8' 6" (4.01m x 2.59m)

Fitted kitchen comprising work surfaces with 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 fan over. Built in fridge / freezer and washing machine. Radiator. Cupboard housing gas boiler. Tiled floor. Inset ceiling lights. UPVC French doors to patio.

### BEDROOM ONE

13' 1" x 9' 8" (3.99m x 2.95m)

UPVC French doors to small patio. Two fitted wardrobes. 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. Radiator. Shaver socket. Extractor fan.

### BEDROOM TWO

10' 2" x 9' 6" (3.1m x 2.9m)

UPVC window to rear. Radiator.





## BATHROOM

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

## PARKING

Allocated parking space plus additional bike and bin stores.

## LEASEHOLD INFORMATION

The lease was 125 years from 1st January 2008 - 110 Years remaining.

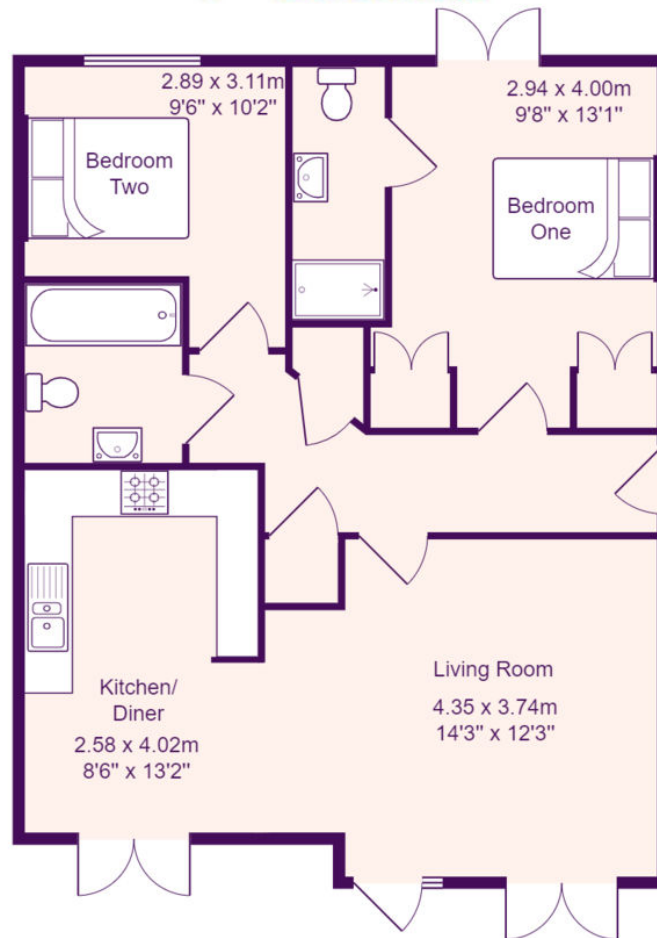
The current service charge is £1855.37 for the year to April 2023 - This is reviewed annually.

The current ground rent is £265 - This is reviewed every 10 years from the commencement date (01/01/2008). On each Review Date the Rent shall be adjusted by multiplying it by the RP Index last published immediately before each Review Date dividing the result by the Base Index and then rounding the figure up to the nearest five pounds.

## LOOKING FOR A BUY TO LET?

The property could be let for a figure in the region of £850 PCM giving a gross rental yield of 5.2%.

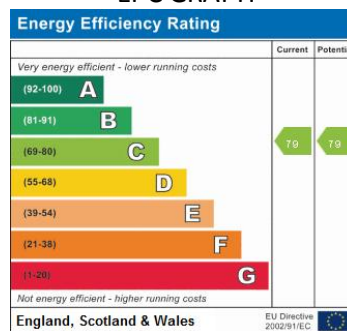




Total Area: 61.3 m<sup>2</sup> ... 660 ft<sup>2</sup>

All measurements are approximate and for display purposes only

#### EPC GRAPH



[www.lovettsalesandlettings.co.uk](http://www.lovettsalesandlettings.co.uk) Tel: 01480 218200

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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