



**LOVETT**  
Sales & Lettings

£135,000



## 4 Old Market Court, St. Neots, PE19 1DJ

- RETIREMENT APARTMENT
- OVER 55'S DEVELOPMENT
- GROUND FLOOR WITH PATIO TERRACE
- TOWN CENTRE LOCATION
- HOUSE MANAGER AND COMMUNAL FACILITIES
- ONE BEDROOM



## Full Description

This one bedroom ground floor over 55's apartment is situated in the sought after Old Market Court development within the Town Centre of St Neots. The accommodation comprises; entrance hall, lounge/diner, kitchen, bedroom with fitted wardrobe and a bathroom. The friendly community offers communal lounge, laundry facilities and landscaped communal gardens. The development also benefits two guest suites subject to availability with the house manager.

### ENTRANCE HALL

Wooden entrance door leading to entrance hall. Storage heater. Doors to lounge, bedroom and bathroom. Airing cupboard and storage cupboard.

### LOUNGE/DINER

16' 2" x 10' 4" (4.93m x 3.15m)

UPVC sliding door to patio. TV and telephone point. Electric heater. Opening to kitchen.

### KITCHEN

7' 9" x 7' 8" (2.36m x 2.34m)

Fitted kitchen comprising work surfaces with drawers and cupboards under. Wall mounted cupboards. Built in electric oven and four ring hob with extractor fan over. Single bowl sink with mixer tap. UPVC window to side.

### BEDROOM

14' 7" x 9' 2" (4.44m x 2.79m)

UPVC window to front. Built in wardrobe with mirrored sliding door. Electric heater.

### BATHROOM

Three piece suite comprising low level wc, pedestal wash hand basin and panelled bath with shower over. Tiled splash backs. Extractor fan. Electric heater.

### COMMUNAL GARDENS AND PARKING

Attractively landscaped and well maintained for general use and functions. There is parking available on site and needs should be discussed with the manager.



## MANAGEMENT / FACILITIES

Leasehold with unexpired lease of approximately 63 yrs. (99 Years from 1st August 1987)

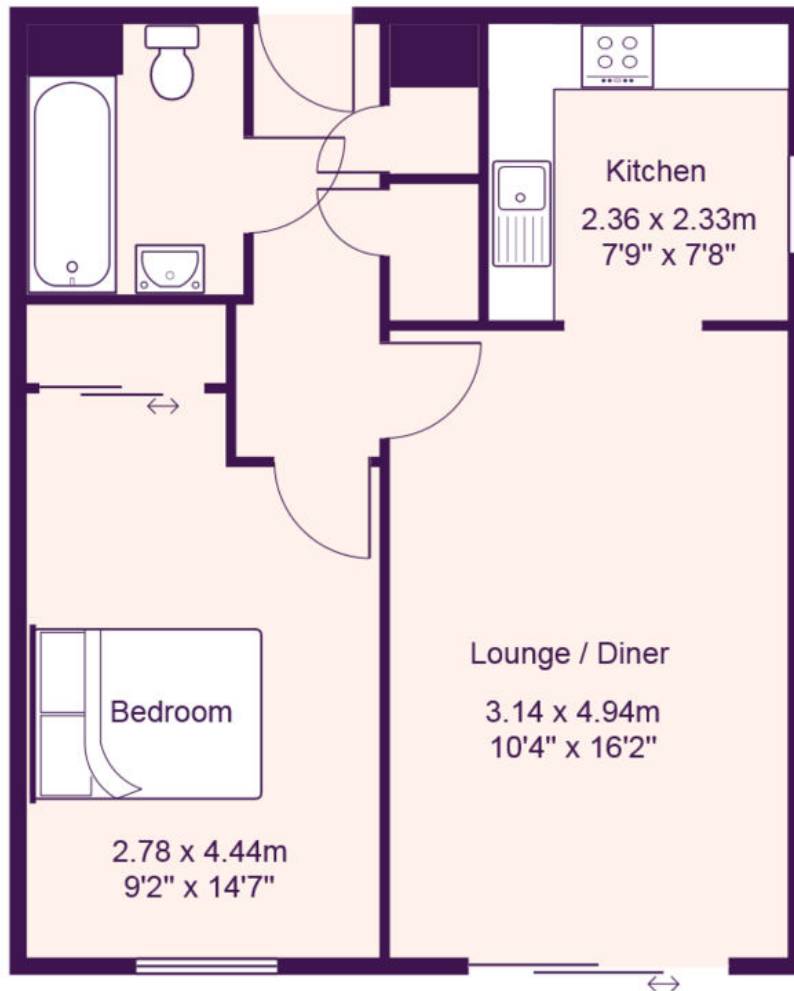
The ground rent for the period up to 31 March 2024 is £215.64.

The service charges for this year (2023) are estimated at £3,178.33.

This cost covers maintenance of the grounds, communal area electricity usage, lift maintenance and insurance plus annual servicing, the salary for the Resident Manager on the site, water and sewerage, Block Buildings insurance, 24 hour Care Line, Fire Alarm and its maintenance, cleaning and general décor throughout the site of the areas that are used by the residents communally.

The residents are able to use the communal lounge with its kitchen, mobile hairdressers salon, laundry room, two guest bedrooms that both have Ensuite shower rooms (cost tbc)  
Booking with the site manager is required.





Total Area: 44.1 m<sup>2</sup> ... 475 ft<sup>2</sup>

All measurements are approximate and for display purposes only

EPC GRAPH

