



**LOVETT**  
Sales & Lettings

£195,000



## 12 Stone Hill, St. Neots, PE19 6AA

- FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- WRAP AROUND BALCONY
- CLOSE TO TRAIN STATION
- ENSUITE TO MASTER BEDROOM
- EASY ACCESS TO A428 & A1

## Full Description

A spacious two double bedroom first floor apartment within walking distance to St Neots Railway Station. The property is situated on the popular Loves Farm development close to schools, bus stops, local amenities as well as easy access to the A428 and A1. The accommodation comprises entrance hall, open plan living/dining and kitchen (Built in kitchen appliances), two double bedrooms, en-suite to master plus a main bathroom. Externally there is a wrap around balcony and an allocated parking space. The apartment benefits from UPVC windows and doors and gas radiator heating (newly replaced boiler). Viewing highly recommended!

### ENTRANCE HALL

Entrance door leading to entrance hall. Storage cupboard with plumbing for washing machine. Doors to living room, bedrooms and bathroom. Intercom entry phone.

### LIVING / DINING / KITCHEN AREA

22' 6" x 14' 9" (6.86m x 4.5m)

Living Area - Two UPVC French doors to front and side. TV and telephone point. Radiator.

Kitchen Area - kitchen comprising work surfaces with complementary 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 over. Built in washing machine, dishwasher and fridge & freezer. Cupboard housing recently replaced gas boiler. Radiator. UPVC windows to side.

### BEDROOM ONE

15' 10" x 9' 7" (4.83m x 2.92m)

UPVC window to front. Radiator. Fitted wardrobe. Door to en-suite.

### ENSUITE

15' 10" x 9' 7" (4.83m x 2.92m)

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

11' 6" x 8' 7" (3.51m x 2.62m)

UPVC window to front. 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.

## PARKING

Allocated parking space.

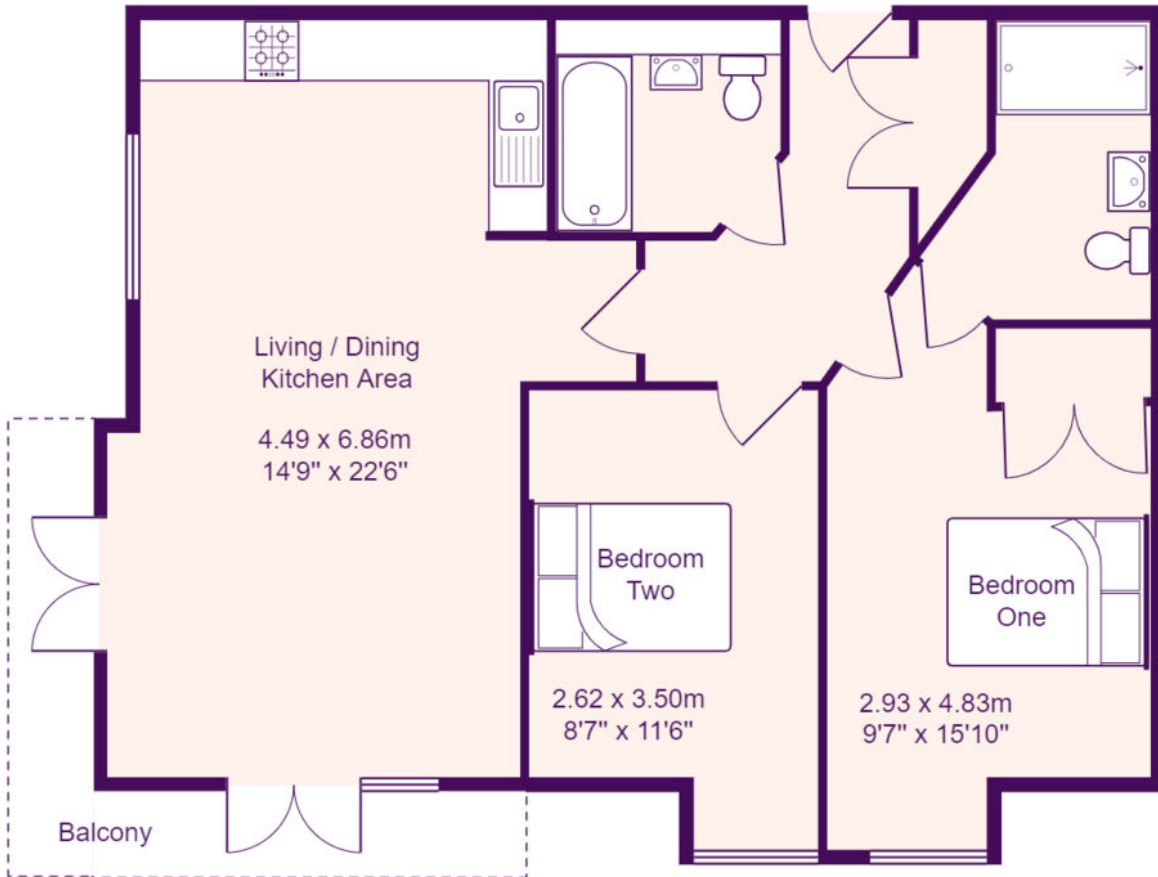
## LEASEHOLD INFORMATION

The lease is 150 years from 1st July 2007 - 133 Years remaining

The ground rent is: £200 per year. The rent shall be subject to review on each twenty-first anniversary of the commencement date.

The service charge is: £1787.72 per year which is reviewed annually.





Total Area: 65.4 m<sup>2</sup> ... 704 ft<sup>2</sup>

All measurements are approximate and for display purposes only