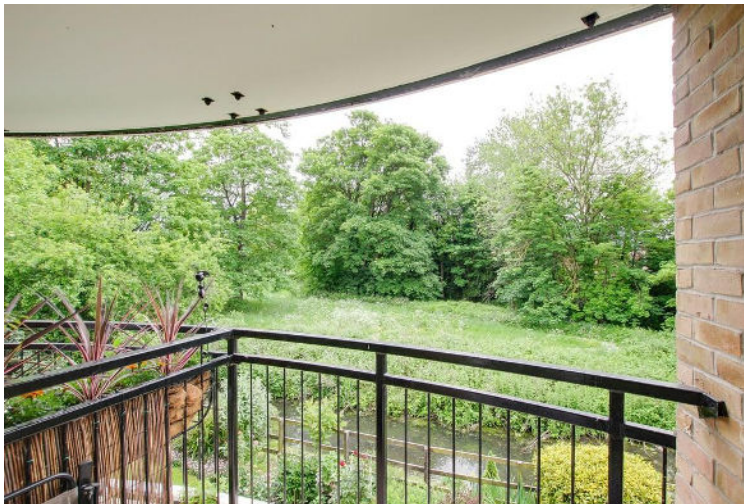




LOVETT
Sales & Lettings

£150,000



24 Waterside Court, Church Street, St. Neots, PE19 2BL

- OVER 60'S RETIREMENT APARTMENT
- TOWN CENTRE LOCATION
- ONE BEDROOM
- EXTERNAL BALCONY
- SOUTH FACING - OVERLOOKING BROOK AND MEADOW
- COMMUNAL FACILITIES AND HOUSE MANAGER

Full Description

A one bedroom first floor apartment in the popular OVER 60'S RETIREMENT DEVELOPMENT of Waterside Court. in the town centre of St Neots. The accommodation comprises entrance hall, lounge/diner with South facing balcony, kitchen, bathroom and bedroom. Electric heating. Emergency pull cords. Communal facilities include large lounge overlooking communal gardens, house manager, lift, guest suite and laundry room. No forward chain.

ENTRANCE HALL

Large storage cupboard housing hot water cylinder. Alarm pull cord. Door to lounge/diner, bedroom and bathroom.

LOUNGE / DINER

19' 7" x 10' 6" (5.97m x 3.2m)

UPVC window and door to balcony overlooking Brook and Meadow. Electric heater. TV & telephone point. Doorway to kitchen. Alarm Pull Cord.

KITCHEN

Refitted kitchen comprising of work surfaces with drawer and cupboards under, wall mounted cupboards, ceramic sink with tiled splashbacks, built in oven and 4-ring induction hob with extractor fan over. Built in fridge/freezer. UPVC window to rear.

BEDROOM

15' 6" x 9' 4" (4.72m x 2.84m)

UPVC window to rear. Electric heater. TV point. Alarm Pull Cord.

SHOWER ROOM

Refitted three piece white suite comprising low level WC, wash hand basin with vanity unit and walk in shower with glass screen and full height splash backs. Extractor fan. Alarm pull cord.

COMMUNAL FACILITIES

Communal lounge with kitchen, laundry room, landscaped communal gardens, House Manager, guest suite and parking available to main entrance.



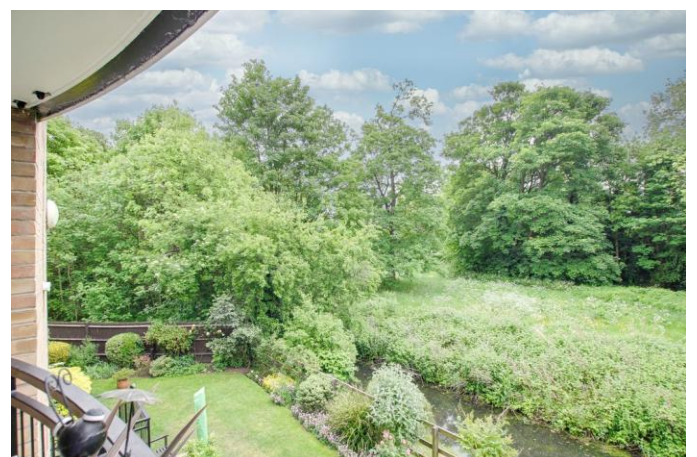
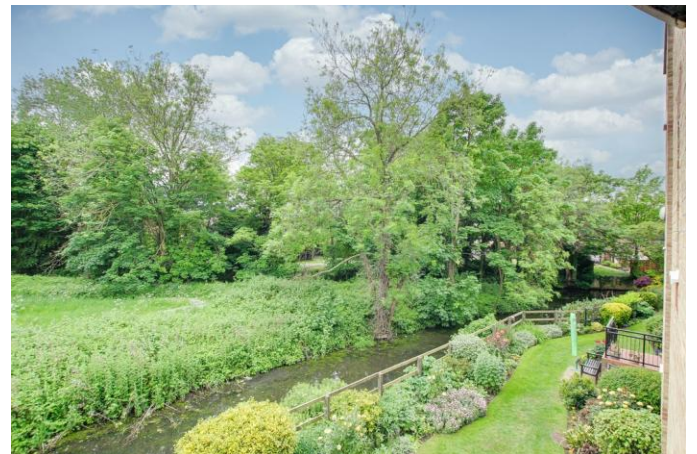
LEASEHOLD DETAILS

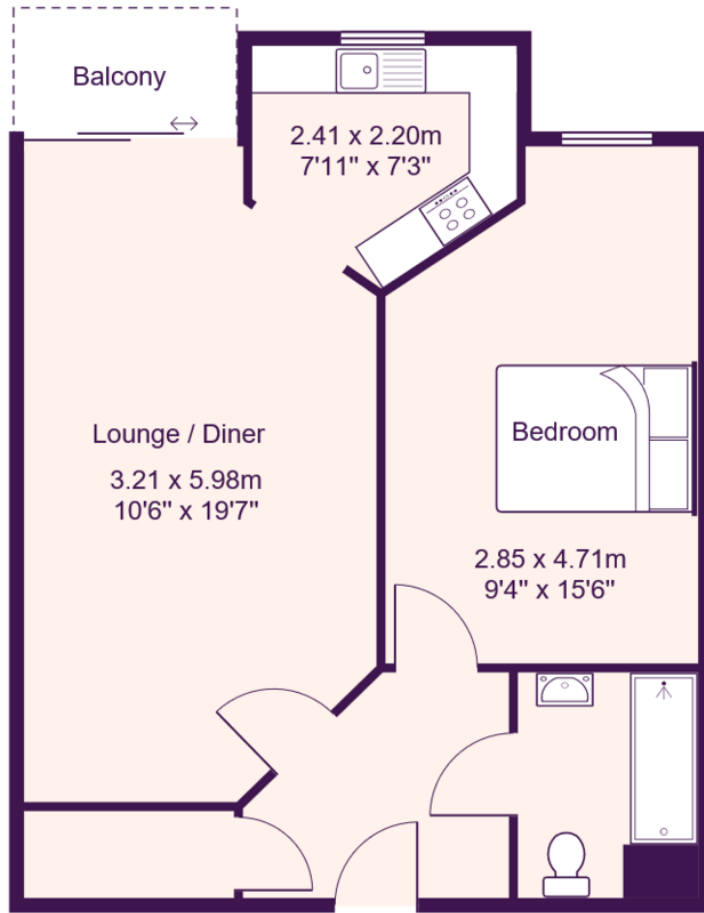
125 year lease from 1st February 1997 - 99 years remaining

The Half Yearly Ground Rent 01/03/2022 to 31/08/2022 is £257.79

The Half Yearly Service Charge 01/03/2022 to 31/08/2022 is £1242.52 - Amount reviewed every 6 months.

The ground rent was reviewed in line with the Retail Price Index on 1st February 2020 and will subsequently be reviewed on each 21st anniversary of that date.





Total Area: 44.3 m² ... 477 ft²

All measurements are approximate and for display purposes only

EPC GRAPH

