



LOVETT
Sales & Lettings

£175,000



2 Suffield House, Avenue Road, St. Neots, PE19 1LG

- GROUND FLOOR FLAT
- TWO BEDROOMS
- TOWN CENTRE LOCATION
- ALLOCATED PARKING SPACE
- WALKING DISTANCE TO TRAIN STATION
- LONG LEASE / LOW SERVICE CHARGES

Full Description

A refurbished two bedroom ground floor flat in the Town Centre of St Neots with a variety of shops and amenities close by. St Neots Railway station is just three quarters of a mile away. The well presented accommodation comprises entrance hall, living room, refitted kitchen, two bedrooms and a refitted bathroom. Externally there is an allocated parking space to the rear. The property benefits from UPVC windows throughout. Viewing highly recommended. No forward chain.

ENTRANCE HALL

Entrance door leading to entrance hall. Storage cupboard. Intercom entry phone. Door to living room, bedroom and bathroom.

LIVING ROOM

15' 9" x 10' 4" (4.8m x 3.15m)

UPVC Bay window to front. Electric heater. Wood laminate flooring. Door to kitchen and bedroom two.

KITCHEN

8' 0" x 6' 2" (2.44m x 1.88m)

Refitted kitchen comprising work surfaces with complimentary 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. Plumbing for washing machine. UPVC window to rear.

BEDROOM ONE

9' 10" x 8' 7" (3m x 2.62m)

UPVC window to front. Electric heater. Wood laminate flooring.

BEDROOM TWO

8' 5" x 7' 1" (2.57m x 2.16m)

UPVC window to front. Electric heater. Wood laminate flooring.

BATHROOM

Refitted three piece white suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over and glass screen. Tiled splash backs. Extractor fan.

PARKING

Allocated parking space to the rear of the property.



LEASEHOLD INFORMATION

The lease is 188 Years from 1st January 2002 - (167 Years remaining)

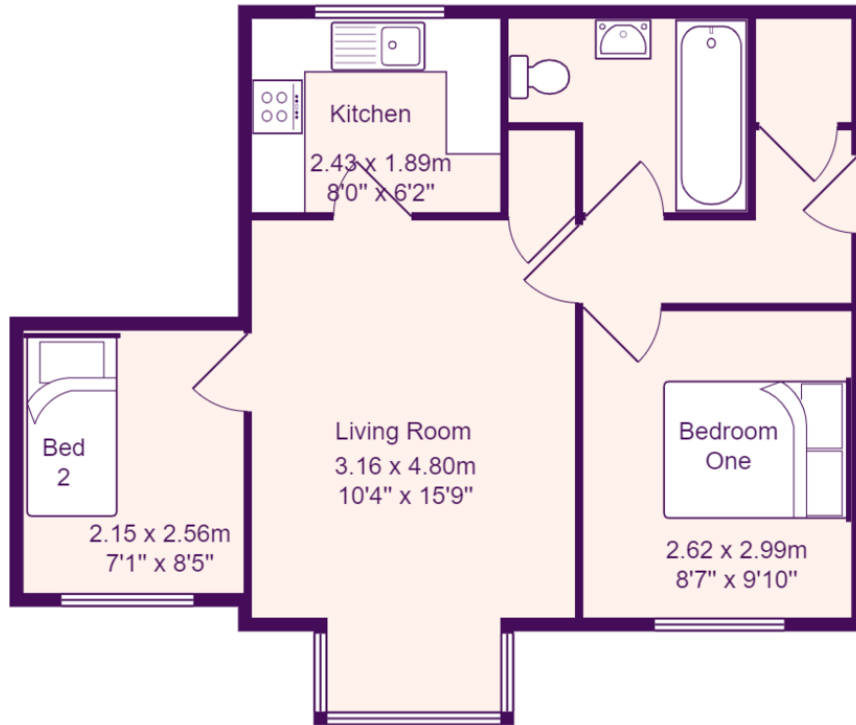
The ground rent is £1 per year. Not to be reviewed.

The service charge is £500 per year. To be reviewed annually.

LOOKING FOR A BUY TO LET?

This would make an ideal Buy To Let property with a potential rent in the region of £850 PCM giving a gross rental yield of 5.8%.





Total Area: 41.6 m² ... 447 ft²

All measurements are approximate and for display purposes only

EPC GRAPH
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