



**LOVETT**  
Sales & Lettings

£160,000



## 2 Cambridge Court, Cambridge Street, St. Neots, PE19 1RN

- GROUND FLOOR APARTMENT
- ONE BEDROOM
- TOWN CENTRE LOCATION
- CLOSE TO SHOPS RESTURANTS AND CINEMA
- WALKING DISTANCE TO TRAIN STATION
- ALLOCATED PARKING SPACE

## Full Description

A spacious one bedroom ground floor apartment in a quiet position in the town centre of St Neots with an abundance of shops, restaurants, cinema 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, kitchen, bedroom and a shower room. The property benefits from modern electric heating and UPVC windows. The property would make an ideal downsize, first time buy or buy to let. Viewing highly recommended. No forward chain.

### ENTRANCE HALL

Wooden entrance door leading to entrance hall. Cupboard housing hot water cylinder. Storage heater. Vinyl flooring. Doors to living room, kitchen, bedroom and shower room.

### LIVING ROOM

14' 6" x 9' 7" (4.42m x 2.92m)

UPVC window to front. Electric storage heater. TV point.

### KITCHEN

11' 4" x 6' 6" (3.45m x 1.98m)

Fitted kitchen comprising work surfaces with drawers and cupboards under. Wall mounted cupboards. Single bowl sink with mixer tap and tiled splash backs. Electric cooker with extractor fan over. Plumbing for washing machine. UPVC window to front.

### BEDROOM

UPVC window to rear. Electric storage heater.

### SHOWER ROOM

Three piece white suite comprising low level WC, wash hand basin and fitted shower with glass sliding door and tiled splash backs. UPVC window to rear.

### PARKING

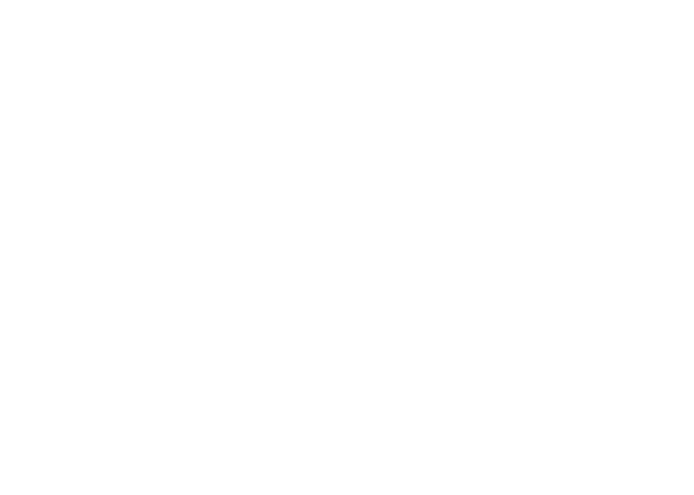
Allocated parking space

### LEASEHOLD DETAILS

The lease is 999 years from 30th September 1987 (964 years remaining)

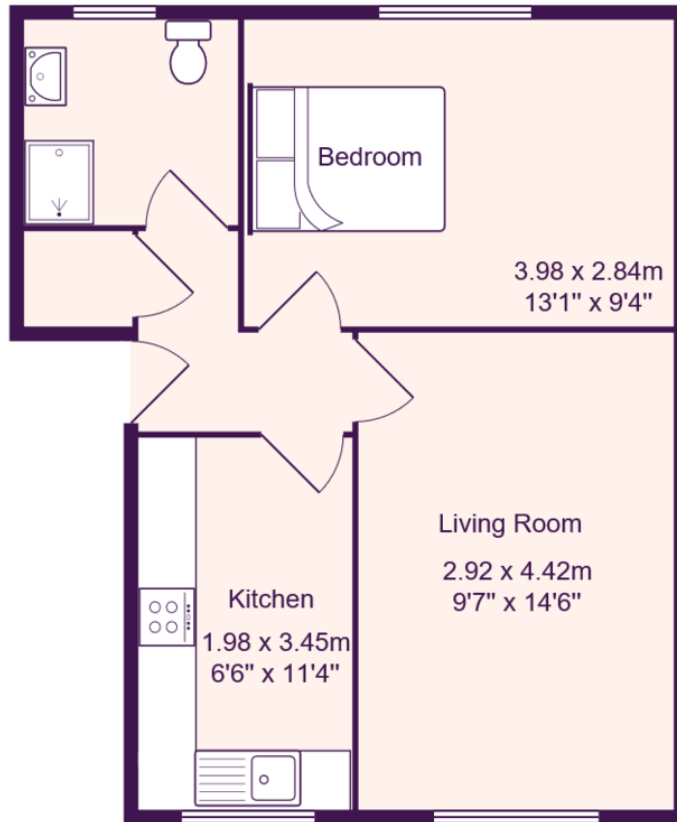
The ground rent is Nil - Not to be reviewed.

The service charge is annually £440 (£110 Paid quarterly) - To be reviewed annually.



## LOOKING FOR A BUY TO LET?

This property would be an ideal buy to let, please call us to discuss its potential and options available for this property.



Total Area: 39.4 m<sup>2</sup> ... 424 ft<sup>2</sup>

All measurements are approximate and for display purposes only

### EPC GRAPH

