



LOVETT
Sales & Lettings

£170,000



41 Brampton Gardens, Eynesbury, St. Neots, PE19 2DU

- SECOND FLOOR MAISONETTE
- TWO DOUBLE BEDROOMS
- LESS THAN A MILE FROM TOWN & TRAIN STATION
- GAS RADIATOR HEATING
- SOUTH FACING BALCONY
- ACCOMMODATION OVER TWO FLOORS

Full Description

A spacious TWO DOUBLE BEDROOM MAISONETTE in a popular location close to local amenities and less than a mile from the town centre of St Neots and St Neots railway station. The well presented accommodation over two floors comprises entrance hall, lounge, kitchen, utility and balcony on the first level with two double bedrooms and a bathroom on the second level. Gas radiator central heating. UPVC windows and doors. Communal gardens and bike store. No forward chain. Viewing highly recommended!

ENTRANCE HALL

Wooden entrance door leading to entrance hall. Stairs to first floor with cupboard under. Wood floor. Radiator. Doors leading to kitchen/diner, living room and utility/store room.

LIVING ROOM

12' 8" x 10' 5" (3.86m x 3.18m)

UPVC windows to front and side. TV and telephone point. Radiator. Laminate flooring.

KITCHEN

10' 9" x 9' 5" (3.28m x 2.87m)

Fitted kitchen comprising work surfaces with drawers and cupboards under. Wall mounted cupboards. Single bowl sink with mixer tap and tiled splash backs. Space for electric cooker with extractor fan over. Wall mounted gas boiler. Radiator. Tiled floor. UPVC windows to side. UPVC door to balcony.

UTILITY / STORE ROOM

7' 7" x 6' 8" (2.31m x 2.03m)

Plumbing for washing machine.

LANDING

UPVC window to side. Storage cupboard. Doors to bedrooms and bathroom.

BEDROOM ONE

12' 8" x 10' 5" (3.86m x 3.18m)

UPVC window to front. Radiator. Wood flooring.

BEDROOM TWO

10' 9" x 9' 5" (3.28m x 2.87m)

UPVC window to side. Radiator. Built in cupboard.

BATHROOM

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



BALCONY

South facing brick built balcony.

LEASEHOLD DETAILS

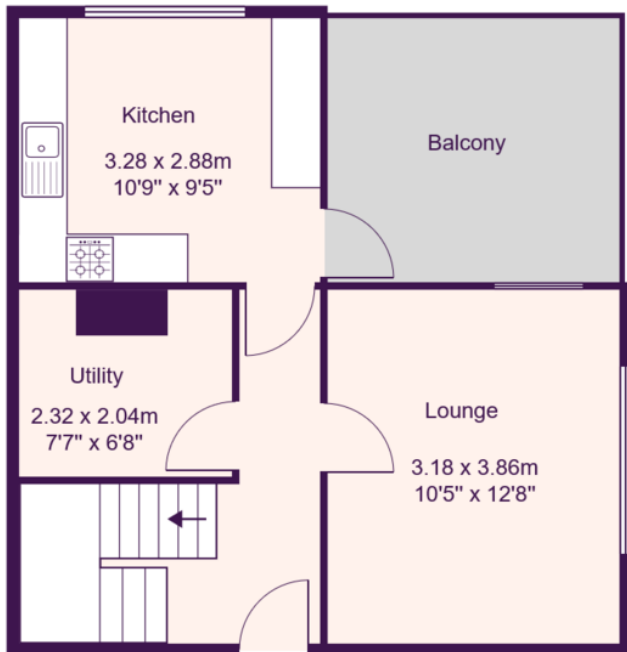
There is 125 Years from 11th December 2006 - (108 years remaining)

The ground rent is approx. £10 a year.

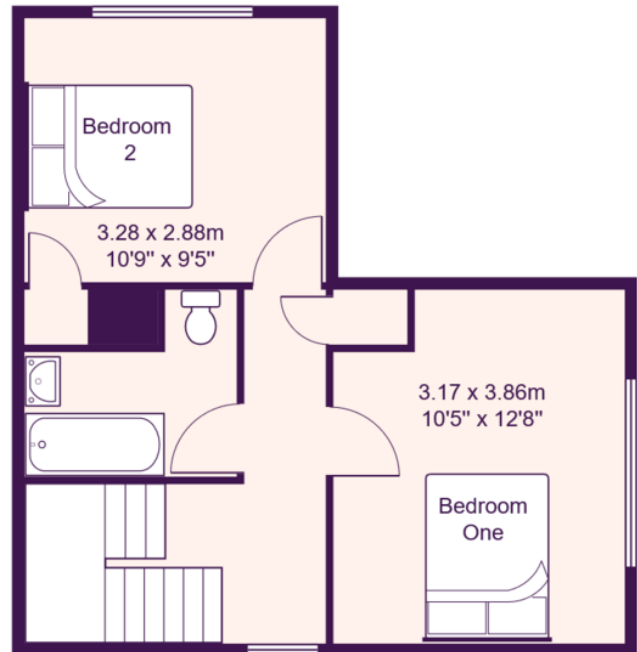
The service charge is approx. £593.25 a year.

There is a £200 a year contribution to the sinking fund.





Level 1



Level 2

Total Area: 79.5 m² ... 856 ft²

All measurements are approximate and for display purposes only