



LOVETT
Sales & Lettings

Offers In Excess Of
£150,000



123 Monarch Road, Eaton Socon, St. Neots, PE19 8GU

- FIRST FLOOR APARTMENT
- ONE BEDROOM
- REFITTED KITCHEN & BATHROOM
- SPACIOUS ACCOMMODATION
- UPVC WINDOWS
- QUIET LOCATION

Full Description

Lovett Sales and Lettings are pleased to present this spacious one bedroom first floor flat in a sought after development in Eaton Socon. The property has recently been refurbished including a refitted kitchen and shower room. The well presented accommodation comprises entrance hall with large storage cupboard, open plan lounge/diner/kitchen, double bedroom and shower room. UPVC windows throughout. Electric heating. Allocated parking space. Maintained communal gardens. No forward chain. Viewing highly recommended!

ENTRANCE HALL

Electric Radiator. Large walk in storage cupboard. Loft access. Doors to bedroom, lounge and bathroom.

SHOWER ROOM

Refitted three piece white suite comprising low level w.c, pedestal wash hand basin and shower cubical with tiled splash backs. UPVC window to rear.

LOUNGE AREA

11' 4" x 23' 3" (3.45m x 7.09m)

UPVC Window to front. Feature electric fire, telephone point and TV aerial.

KITCHEN AREA

Refitted kitchen comprising work surfaces with drawers and cupboards under plus wall mounted cupboards. One and a half bowl sink with a mixer tap and splash backs. Built in electric oven and four ring hob with extractor fan and light over. Plumbing for washing machine. Fridge / Freezer included. Breakfast bar. UPVC window to side.

BEDROOM

13' 7" x 10' 2" (4.14m x 3.1m)

UPVC window to front. Electric radiator.

OUTSIDE

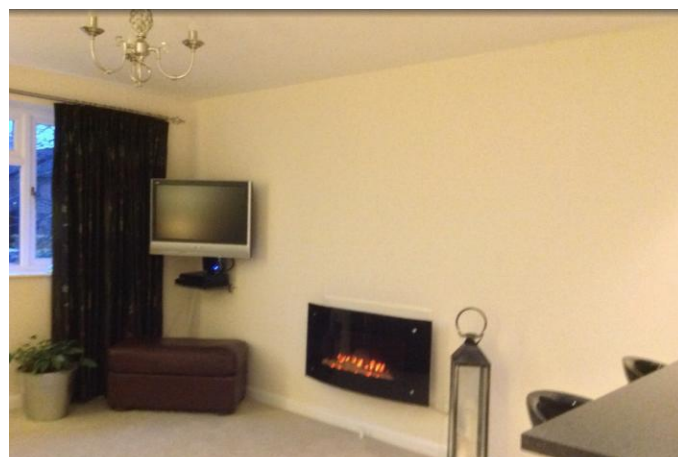
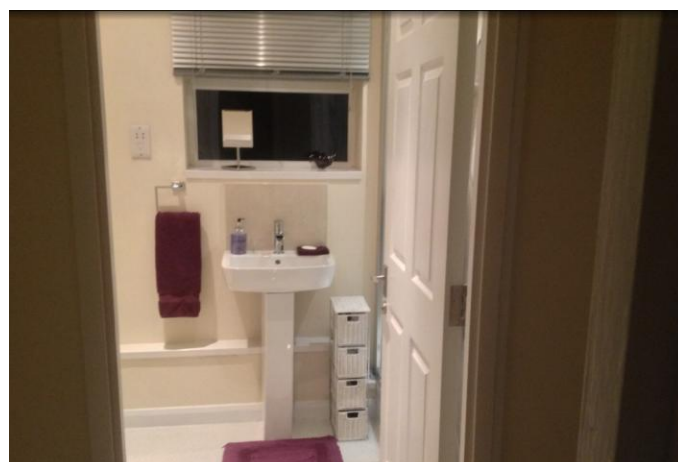
Resident's parking and landscaped communal gardens.

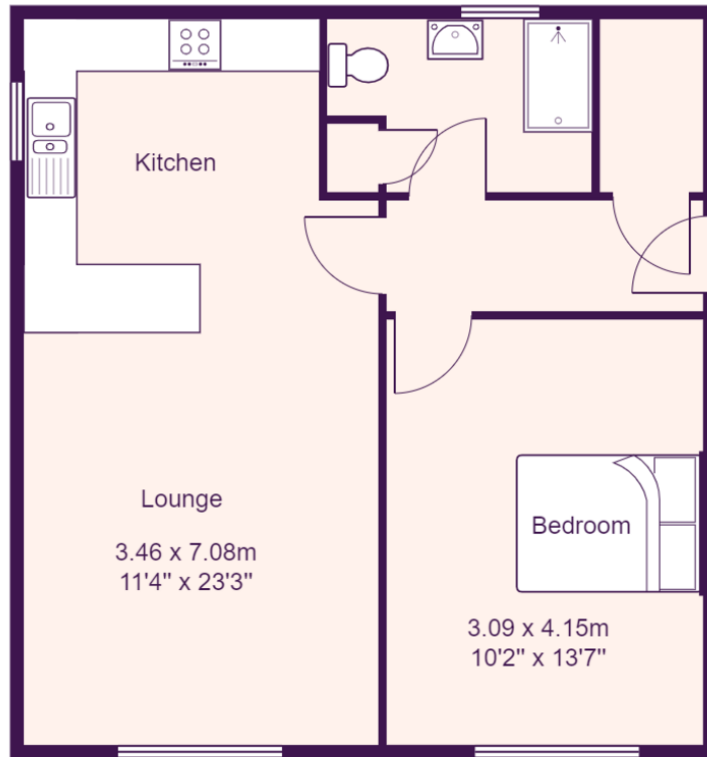
LEASEHOLD INFORMATION

The lease is 125 Years from 1st June 1988 - (89 Years remaining)

The Service Charge for 1st January 2023 - 31st December 2023 is £1212. This is reviewed annually.

The Ground Rent is £10 per year





Total Area: 46.9 m² ... 505 ft²

All measurements are approximate and for display purposes only

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