



LOVETT
Sales & Lettings

£120,000



11 Hall Road, Eynesbury, St. Neots, PE19 2SF

- FIRST FLOOR FLAT
- ONE BEDROOM
- SPACIOUS ACCOMMODATION
- CLOSE TO PARKS AND AMENITIES
- 1.28 MILES TO TRAIN STATION
- UPVC WINDOWS

Full Description

A spacious one bedroom first floor flat in a quiet position close to leisure facilities including gym, indoor swimming pool, sports halls and Pocket Park with its riverside walks. The accommodation comprises entrance hall, store room, living room, kitchen, bedroom and bathroom. The property benefits from UPVC windows and gas radiator heating. Ideal first time buy or buy to let. Viewing highly recommended! No forward chain.

ENTRANCE HALL

Doors to living room, kitchen, bedroom, bathroom and store room. Storage cupboard

STORE ROOM

5' 8" x 5' 3" (1.73m x 1.6m)

LIVING ROOM

11' 8" x 11' 5" (3.56m x 3.48m)

UPVC window to side. Radiator.

KITCHEN

10' 2" x 9' 6" (3.1m x 2.9m)

Fitted kitchen comprising work surfaces with complementary 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. Cupboard housing gas boiler. Radiator. UPVC window to rear.

BEDROOM

11' 5" x 10' 7" (3.48m x 3.23m)

UPVC window to side. Radiator.

BATHROOM

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

LEASEHOLD INFORMATION

The lease is 125 years from 11th April 1988 - 89 Years remaining.

The ground rent is £10 pa

The current service charge is £620.40 pa and is reviewed annually.

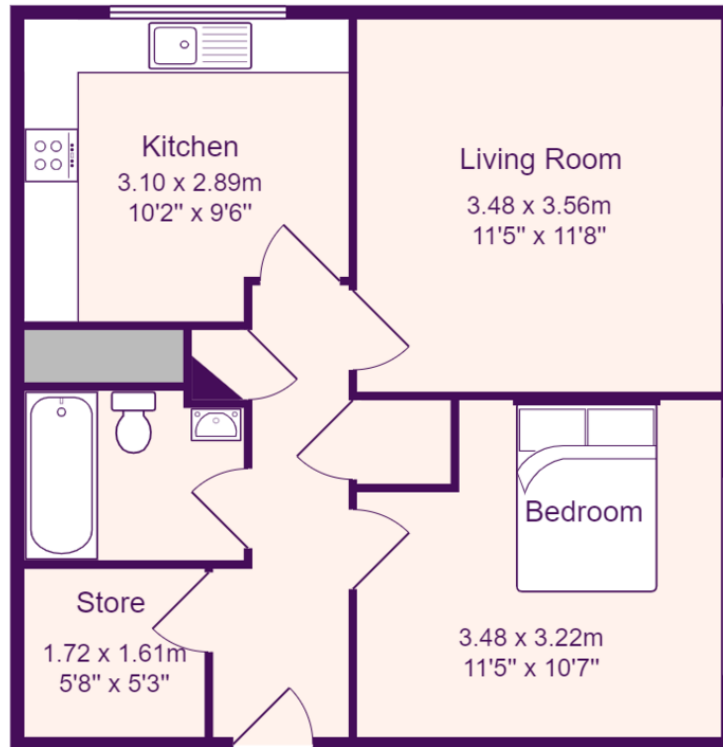


LOOKING FOR A BUY TO LET?

This property is currently let on a 'Periodic' tenancy agreement at a rent of £675 PCM giving a gross rental yield of 6.3%.

AGENTS NOTES

Please note: We are required under the Estate Agents Act 1979, and the Provision of Information Regulations 1991, to point out that the vendor we are acting for on the sale of this property is a "connected person" as defined by that Act.



Total Area: 45.7 m² ... 492 ft²

All measurements are approximate and for display purposes only

EPC GRAPH
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