



**LOVETT**  
Sales & Lettings

£200,000



## 22 Brookside, Great Paxton, St. Neots, PE19 6RQ

- GROUND FLOOR APARTMENT
- SOUTH FACING GARDEN TO REAR
- TWO BEDROOMS
- BLOCK PAVED DRIVEWAY
- SOUGHT AFTER VILLAGE LOCATION
- WALKING DISTANCE TO SHOP & PUB

## Full Description

A well presented two bedroom ground floor apartment with a private garden within the highly regarded village of Great Paxton. The property is perfectly situated within walking distance to all village amenities including shop, pub, recreation ground and primary school. Great Paxton is vibrant village situated just 3 miles from St Neots town centre and railway station. The well presented accommodation comprises entrance hall, living room, kitchen, two bedrooms and a shower room. Externally there is a South facing enclosed rear garden with a raised decked patio. To the front there is a block paved driveway providing off road parking for at least two vehicles. Viewing is highly recommended! No forward chain.

### ENTRANCE HALL

UPVC entrance door leading to entrance hall. Storage cupboard. Doors to living room, kitchen, bedrooms and shower room. Electric storage heater.

### LIVING ROOM

13' 5" x 10' 3" (4.09m x 3.12m)

UPVC window to front. Feature electric fireplace with decorative surround. Electric storage heater. TV and telephone point.

### KITCHEN

11' 8" x 7' 0" (3.56m x 2.13m)

Fitted 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. Built in dishwasher. Pantry cupboard with plumbing for washing machine. UPVC window and door to rear garden. Cupboard housing hot water cylinder.

### BEDROOM ONE

11' 0" x 10' 3" (3.35m x 3.12m)

UPVC window to front. Electric heater.

### BEDROOM TWO

10' 1" x 7' 0" (3.07m x 2.13m)

UPVC window to rear. Electric heater.

### SHOWER ROOM

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





## REAR GARDEN

Enclosed South facing private rear garden mainly laid to lawn with flower and shrub borders. Raised decking area. Outside water supply. Garden shed. Brick built store room with access from front and rear garden.

## FRONT GARDEN

Mainly block paved proving off road parking for at least two vehicles. Access to store room/rear garden. Shingled area.

## LEASEHOLD INFORMATION

The lease is 125 Years from 6th June 1988 to 6th June 2113 - (89 Years remaining)

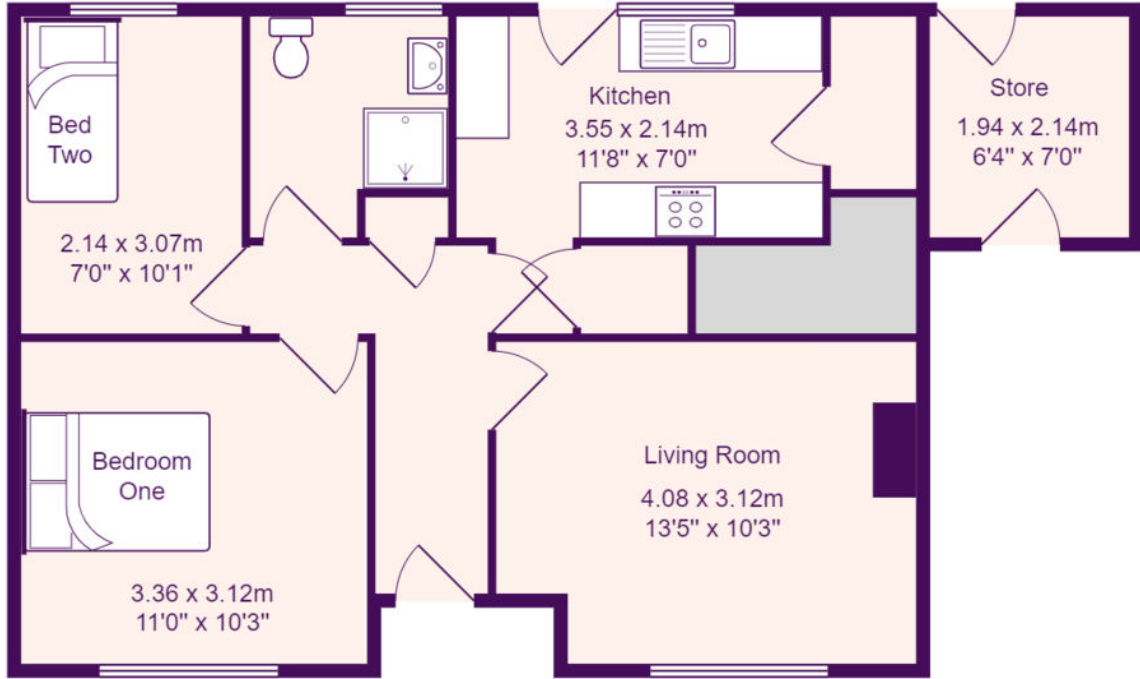
The service charge is £300.96 per year including buildings insurance. Reviewed annually.

The ground rent is £10 per year.

## LOOKING FOR A BUY TO LET?

This would be an ideal buy to let property and could potentially achieve a rent in the region of £900 PCM giving a gross rental yield of 5.4%.





Total Area: 57.6 m<sup>2</sup> ... 620 ft<sup>2</sup>

All measurements are approximate and for display purposes only

EPC GRAPH

