



**LOVETT**  
Sales & Lettings

£169,950



## 6 Sovereign Court, Kings Lane, St. Neots, PE19 1JZ

- First floor apartment
- One bedroom
- Close to Train Station and Town Centre
- Modern accommodation (Built 2013)
- Allocated parking to rear
- Fitted kitchen appliances

## Full Description

A very well presented one bedroom first floor apartment situated with close walking distance to St Neots Railway Station and the Town Centre. The property is in a quiet position within easy reach of shops, pubs, restaurants and amenities including cinema, gyms and Priory Park. The modern accommodation comprises entrance hall, open plan kitchen (with fitted appliances) and living room, bedroom and a bathroom. The property benefits from gas radiator heating and UPVC windows. There is an allocated parking space to the rear. Viewing highly recommended. No forward chain!



### ENTRANCE HALL

Entrance door leading to entrance hall. Radiator. Intercom entry phone. Doors to living room, bedroom and bathroom.

### OPEN PLAN KITCHEN / LIVING ROOM

16' 2" x 15' 5" (4.93m x 4.7m)

Two UPVC windows to front. Storage cupboard. Cupboard housing gas boiler. Tv and telephone point. Radiator.

Kitchen area: Fitted kitchen comprising work surfaces with complimentary drawers and cupboards under. Wall mounted cupboards. One and a half bowl sink with mixer tap and tiled splash backs. Built in electric oven and four ring gas hob with extractor over. Built in fridge / freezer, washing machine and dishwasher. Tiled floor in kitchen area.



### BEDROOM

9' 11" x 9' 3" (3.02m x 2.82m)

Two UPVC windows to front. Built in wardrobe. Radiator.

### BATHROOM

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



### OUTSIDE

Allocated parking space to rear with communal bin store.

### LEASEHOLD INFORMATION

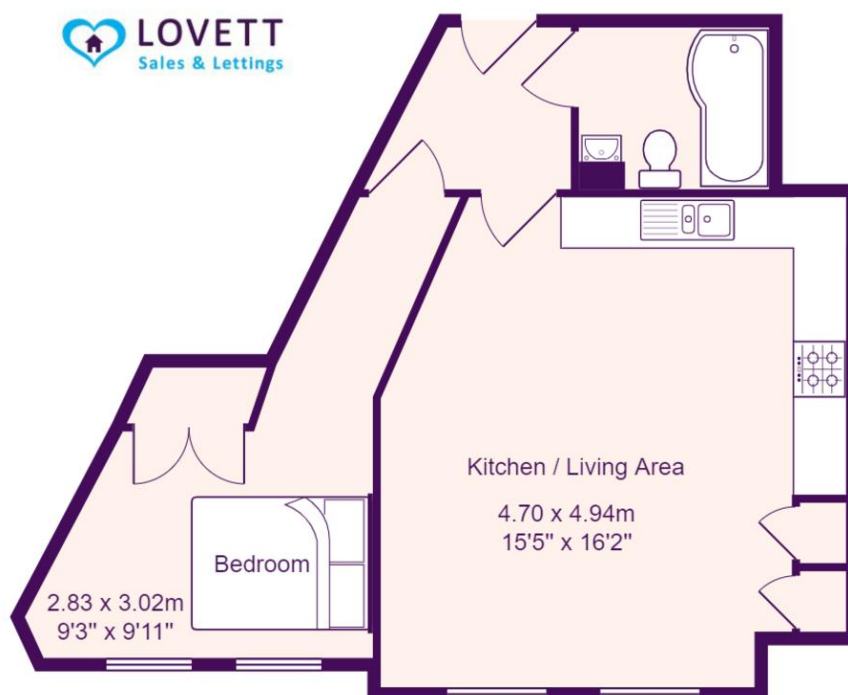
The lease is 125 years from 1st January 2013 (114 Years remaining)

The current service charge for 1st January 2024 - 30th June 2024 is £827.57 - This is reviewed every 6 months

The ground rent is £380.78 per year - This is reviewed every 5 years.







Total Area: 38.9 m<sup>2</sup> ... 419 ft<sup>2</sup>

All measurements are approximate and for display purposes only

EPC GRAPH  
%epcGraph\_c\_1\_150%