



**LOVETT**  
Sales & Lettings

£220,000



### **3 Skipper Way, Little Paxton, St. Neots, PE19 6LT**

- FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- VIEWS OVER MEADOW
- EN-SUITE TO MASTER
- MILE AND HALF TO TRAIN STATION / TOWN CENTRE
- UNDER CROFT PARKING SPACE

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## Full Description

This spacious two double bedroom first floor apartment overlooks the River Great Ouse and surrounding meadow. The property benefits from being just over a mile to St Neots Railway Station and Town Centre. Well maintained, sought after development. The accommodation comprises entrance hall, open plan lounge / diner / kitchen, two double bedrooms both with built in wardrobes, en-suite to master and main bathroom. Gas radiator heating. Fitted kitchen appliances including oven/hob, washing machine, dishwasher, fridge/freezer and microwave. Allocated undercroft parking space. Viewing highly recommended!



### ENTRANCE HALL

Entrance door leading to entrance hall. Airing cupboard and storage cupboard. Radiator. Thermostat. Doors to bedrooms and bathrooms. Wood flooring.

### LIVING / DINING AREA

24' 8" x 18' 7" (7.52m x 5.66m)

UPVC French doors with Juliet balcony overlooking meadow and river. 2 radiators. TV/Satellite/Telephone point. Wood flooring.



### KITCHEN AREA

Fitted kitchen comprising work surfaces with drawers and cupboards under. Wall mounted cupboards. One and a half bowl sink with mixer tap and tiled splash backs. Built in Siemens electric oven and four ring hob with extractor fan over. Built in fridge/freezer, washing machine, dishwasher and microwave.

### BATHROOM

Three piece white suite comprising low level WC, double wash hand basin and panelled bath with shower over and glass screen. Tiled splash backs. Extractor fan. Heated towel rail. Shaver sockets.



### BEDROOM ONE

12' 10" x 8' 5" (3.91m x 2.57m)

UPVC French doors with Juliet balcony overlooking meadow. Built in wardrobes. Cupboard housing gas combi boiler. TV/Satellite/Telephone point. Wood flooring.

### ENSUITE

Three piece white suite comprising low level WC, pedestal wash hand basin and fitted shower unit. Tiled splash backs. Heated towel rail. Extractor fan. Shaver socket.



## BEDROOM TWO

12' 10" x 8' 0" (3.91m x 2.44m)

UPVC window to rear. Built in wardrobes.

TV/Satellite/Telephone point. Radiator. Wood flooring.

## OUTSIDE

Undercroft allocated parking space. Maintained communal gardens.

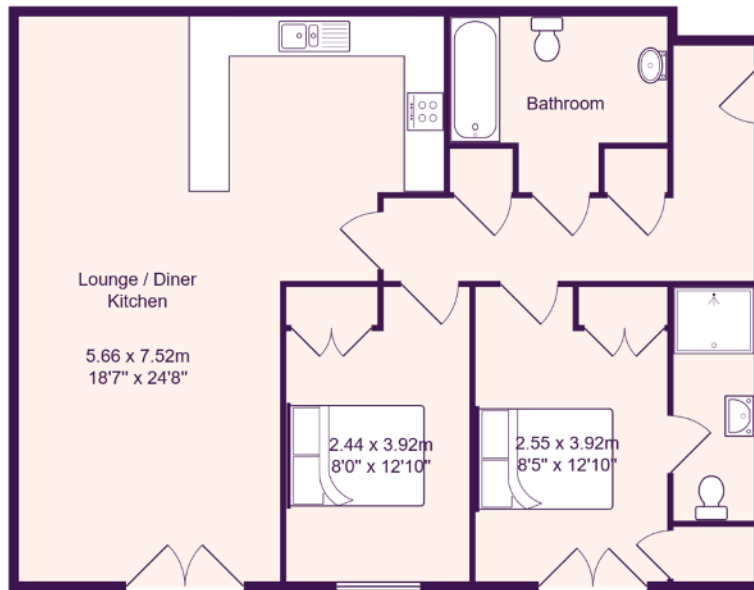
## LEASEHOLD INFORMATION

The lease is 999 Years from 1st January 2002

The annual service charge is £2,492.47 and is reviewed annually.

The ground rent is £150 PA and is reviewed every 25 years.





Total Area: 73.2 m<sup>2</sup> ... 788 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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