



# HARVEY ROBINSON

£170,000

5 Ingles Court Russell Street

St. Neots, PE19 1BZ

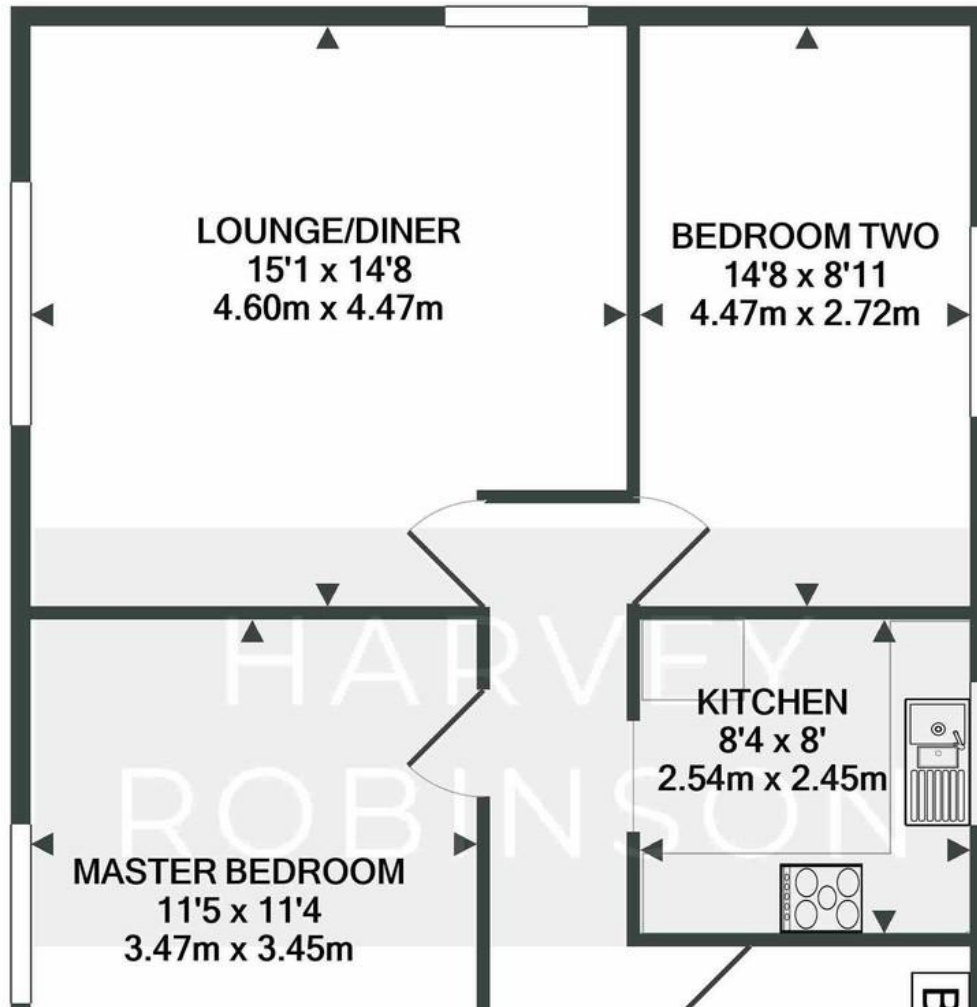
## PROPERTY SUMMARY

Harvey Robinson estate agents are delighted to be marketing this two-bedroom first floor apartment located in the heart of St Neots within walking distance of the town centre whilst having the perks of being on a quiet, no through road. The property offers spacious accommodation that comprises of a large entrance hall, shower room, two large double bedrooms, a 15ft lounge, and a separate kitchen. The property also benefits from replacement double glazing and gas central heating. This apartment is offered with no onward chain and would make an ideal investment or first-time purchase. Please contact our St Neots branch to arrange a viewing.









## FAQs

Postcode for SatNav: PE19 1BZ

What3w ords Location: ///artist.dolly.husband

Council tax: B

Length of lease: 149 years remaining

Ground rent: £100 per annum

Service charge & insurance: TBC although we believe these to be £760 per annum (£400 service charge, £360 insurance)

Management company: Ingles Court Management St Neots Ltd

How long has the vendor owned the property: Since 2019

Vendors onward movements: Selling with no onward chain, there is a tenant in situ currently paying £825pcm

Private parking is available on first come first serve basis at the back of the property, there is also a small carport that the current owner has use of (the carport is not included on the deeds)

Public parking is also available in the adjacent Tebbutts Road public car park where permits can be purchased for £300 per annum. For vehicles with emissions of 100g/km CO2 or less the cost is halved.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	79
(55-68) <b>D</b>		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

HARVEY ROBINSON

### OFFICE ADDRESS

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### CONTACT

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