



HARVEY ROBINSON

£190,000
Cemetery Road
St. Neots, PE19 2BZ

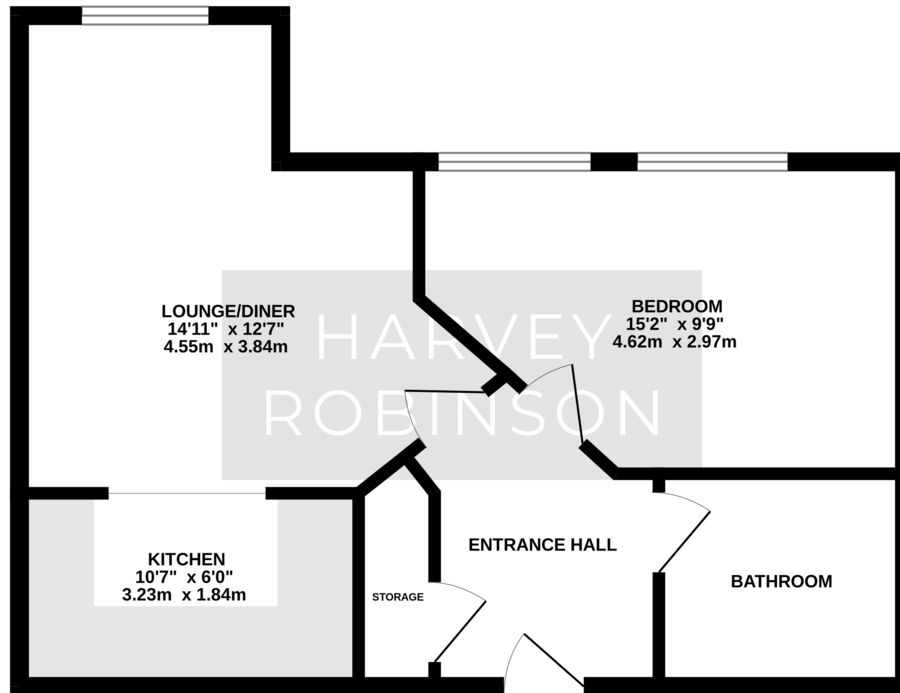
PROPERTY SUMMARY

Harvey Robinson estate agents are delighted to be marketing this beautifully presented ground floor over 55's retirement apartment ideally located in the heart of St Neots. The property benefits from being sold with no onward chain, is immaculately presented and in move-in ready condition. The accommodation within the apartment comprises of a large entrance hall with a storage cupboard, a lounge/diner with floor to ceiling windows over-looking the gardens, a modern fitted kitchen, a double bedroom also benefiting from garden views, and a bathroom. The development is accessed via electric gates and a pedestrian gate which is linked to the flat via a video intercom security system. Garden Court stands in beautifully maintained communal gardens with lawn areas, mature trees and established flower and shrub borders and beds. There are seating areas around the garden, and allocated parking.





GROUND FLOOR
490 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA: 490 sq.ft. (45.6 sq.m.) approx.
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FAQs

Postcode for SatNav: PE19 2BZ

What3Words location: ///disprove.pretty.gala

Council tax: B

Lease: 125 years from new, 113 years remaining

Service charge: £2,600 per annum

Management company: Vicarage view management limited (run by residents), they employ HML to maintain the development and gardens

Reason for sale: Long term tenant has vacated

Boiler: There are communal boilers that serve all of the apartments, all apartments are individually metred for their usage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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

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