



Offers in Excess of
£300,000

6 Mill View Court
School Lane, PE19 8GJ

- Two Double Bedroom Apartment
- Two Ensuites
- Separate Cloakroom
- No Chain

- Balcony / River Views to Front and Rear
- Riverside Location nr. Nature Reserve
- Gated, Covered Off Road Parking
- Excellent Condition / Refitted Kitchen



PROPERTY SUMMARY

harveyrobinson Estate Agents St. Neots are delighted to offer for sale this Second Floor, TWO DOUBLE ENSUITE BEDROOM, RIVERSIDE APARTMENT. Well Appointed with RIVER VIEWS to both FRONT and REAR, situated within the sought-after location of Eaton Socon with access to the NATURE RESERVE. This location also benefits from good transport links nearby to the A1 and A428 and being not far from the town centre it's perfectly positioned for someone looking to live out of the town centre but still be able to access the town and major road links very quickly and easily. This LUXURY WATERSIDE APARTMENT with BALCONY in an EXCLUSIVE SECURE DEVELOPMENT comprises TWO ENSUITES, additional CLOAKROOM, Spacious Open Plan Living/Dining Room with a balcony which offers VIEWS OVER THE RIVER, Large REFITTED KITCHEN with integrated appliances and Secure GATED OFF-ROAD PARKING with Car Port and Storage Area. Please contact harveyrobinson St. Neots to arrange a viewing.



Ground Floor

Communal Entrance

Security Intercom access, door leading to Entrance Hall, Stairs leading to First and Second Floors, door to rear parking area.

Second Floor

Entrance Hall

Door from communal landing, doors to:-

Cloakroom

Inset spotlights, WC, pedestal wash hand basin, tiled splash backs, extractor fan, radiator, ceramic tiled floor.

Lounge/Dining Room

Dual aspect with double glazed windows to side and rear aspects, double glazed sliding Patio doors to Balcony with seating area and views over the river, two radiators, television and telephone points, opening to Refitted Kitchen.

Refitted Kitchen

Double glazed window to rear aspect, inset spotlights. New fitted kitchen comprising range of wall units with lights under, base and cupboard units, integrated Bosch appliances – oven, microwave, hob, concealed extractor unit, dishwasher, washer/dryer, fridge/freezer. White sink with extendable tap, granite worktops and matching upstands. New gas boiler in matching cupboard. Ceramic tiled floor.





Master Bedroom

Two double glazed windows to front aspect, double glazed French doors with Juliet balcony. Fitted triple wardrobe, radiator.

Master Ensuite

Obscured double glazed window to front aspect, WC, pedestal hand wash basin, side panel bath with shower over.

Bedroom Two

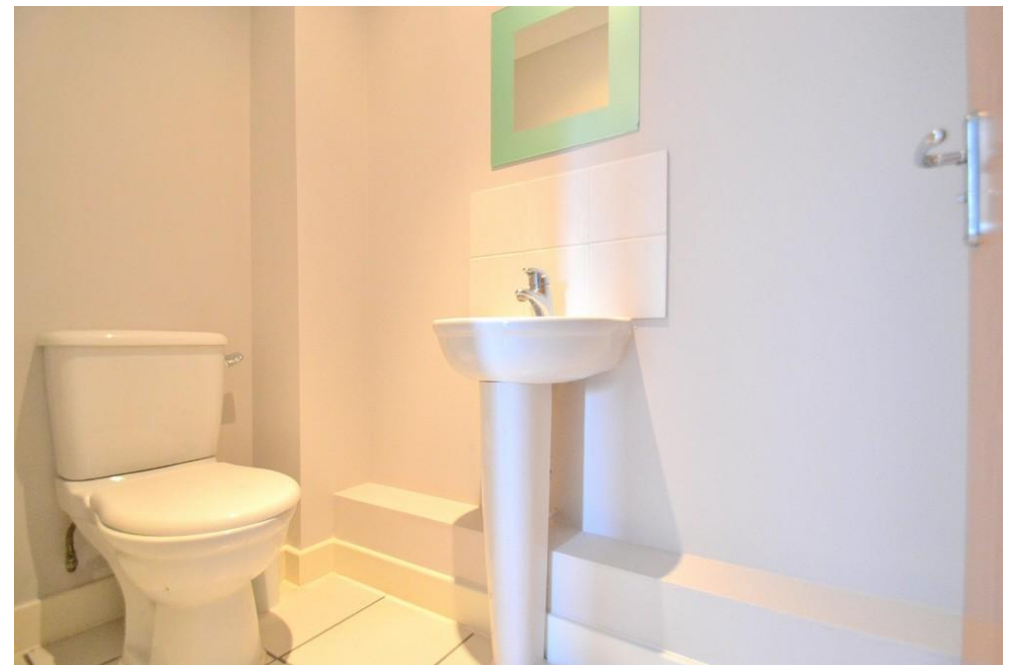
Two double glazed windows to side aspect, Juliet balcony to side, fitted double wardrobe, radiator.

Ensuite Two

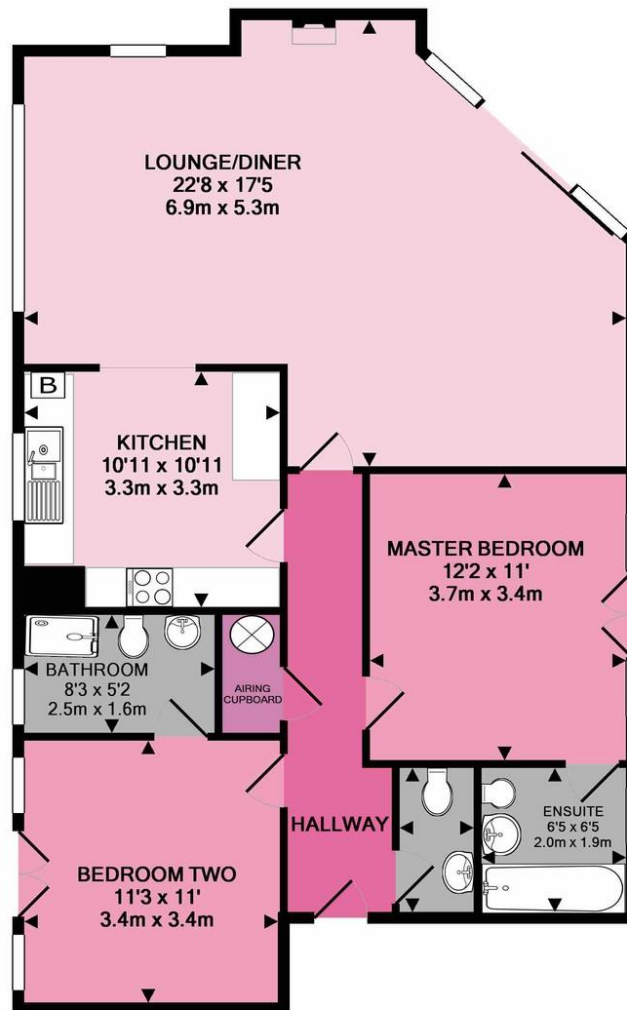
Obscured double glazed window to side aspect, inset spotlights, WC, pedestal wash hand basin, fully tiled, shower cubicle, extractor fan, light/shaver point, heated towel rail, ceramic tiled floor.

Outside

To the rear of the property there is a parking area accessed via secure gate leading to a covered parking area providing allocated off road parking for one vehicle. There is additional parking available at the front of the building. There is also a small brick-built storage shed to the rear of the parking space.







TOTAL APPROX. FLOOR AREA 929 SQ.FT. (86.3 SQ.M.)
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FAQs

Lease Length - 999 years from December 2001

Service Charge – £1884.61pa

Council Tax - Band D

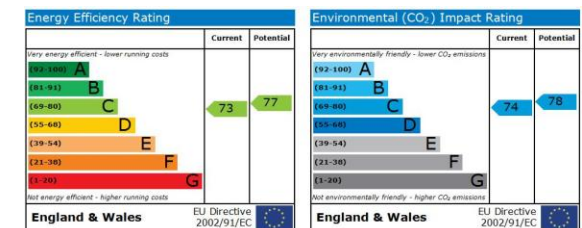
Water Meter - Yes

Rental Value - 850pcm-875pcm

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Please contact us to arrange your free Market Appraisal.

For free whole of market mortgage advice please call the team to book your appointment.

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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



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