



RUSSELL KILLNER
ESTATE AGENTS



98 Buttercup Avenue

, Eynesbury, PE19 2LE

Offers in excess of £175,000

*** ON THE DOORSTEP OF A BEAUTIFUL NATURE RESERVE *** Fantastic opportunity for a first time buyer, this sought after two double bedroom first floor apartment comprises a lengthy entrance hallway boasting storage, two well-kept double bedrooms with one featuring an en suite and built-in wardrobe, a contemporary family bathroom and an open living area. The kitchen offers a range of high and low level units, a gas hob, electric oven, an integrated dishwasher, fridge-freezer and space for a freestanding washing machine. The lounge section gives the apartment a homely feel and offers a Juliet balcony. This leasehold apartment further benefits double glazing, gas central heating and an allocated parking space behind security gates.

Council Tax: Band B
Energy Supplier: Rebel Energy
Water Supplier: Anglian Water
Broadband Supplier: EE

Management Company: Trinity Estates
Service Charge Cost Approx. £155.00 Per Calendar Month
Ground Rent Cost Approx. £250 per annum.
Length of Lease: 125 Years.
Years of Which Remaining - Approx. 112 Years

- Fantastic opportunity for a first time buyer
- Sought after two double bedroom first floor apartment
- Modern kitchen with integrated appliances
- Open living area boasting a Juliet balcony
- Principle bedroom featuring an en suite and built-in wardrobe
- Allocated parking space behind secure gated access
- Double glazing & Gas central heating
- On the doorstep of a beautiful nature reserve perfect for dog walkers
- Short distance to the train station which has access to London Kings Cross
- Surrounded by local amenities and on the doorstep of the A1 routes

Viewing

Please contact us on 0333 210 0179 if you wish to arrange a viewing appointment for this property or require further information.



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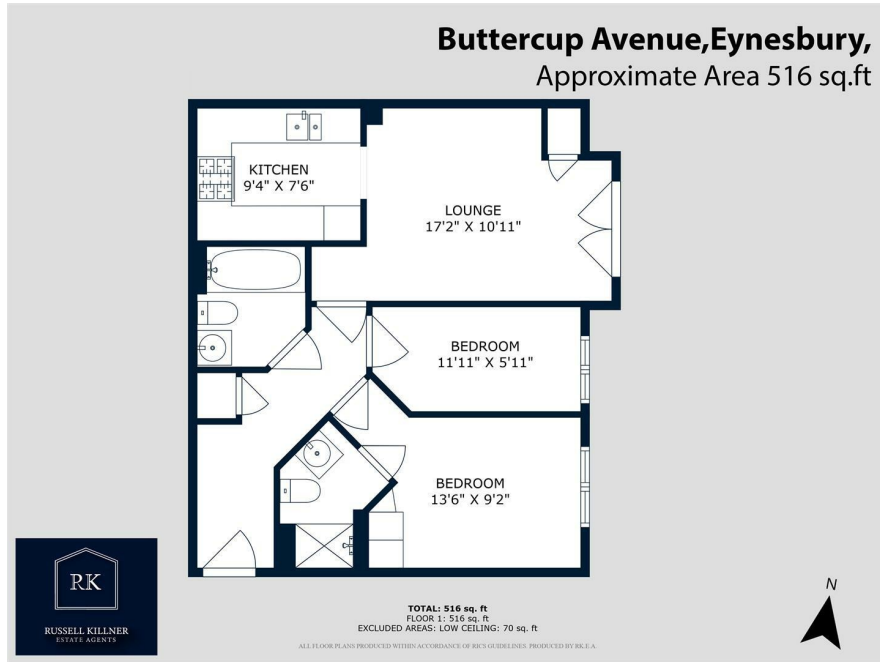
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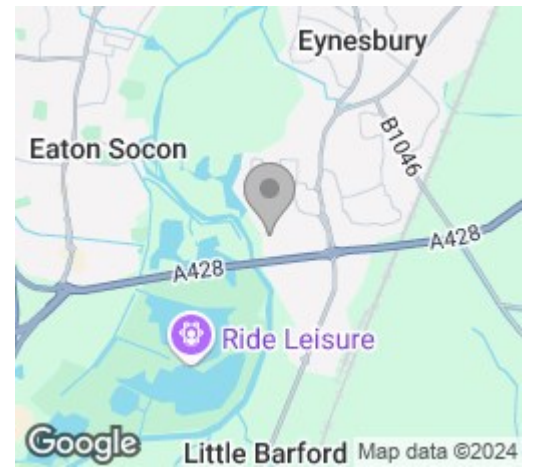
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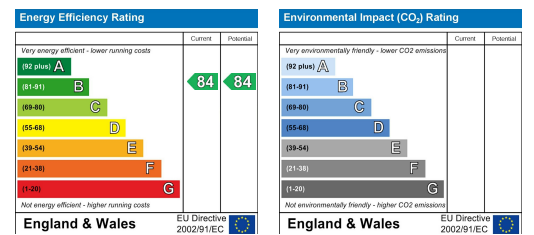
Floor Plan



Area Map



Energy Efficiency Graph



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