



RUSSELL KILLNER
ESTATE AGENTS



BRITISH
PROPERTY
AWARDS
2024

GOLD WINNER

ESTATE AGENT
IN ST. NEOTS



10 Red Admiral Court

, Little Paxton, PE19 6BU

Offers in excess of £210,000

*** BEING SOLD WITH NO ONWARD CHAIN *** Situated in the desirable village of Little Paxton, this spacious two bedroom first floor apartment comprises of a hallway with an integrated intercom system, a contemporary family bathroom, a second double bedroom, a master bedroom with a balcony, built in wardrobes and an en suite.

The open plan living area consisting of a kitchen, lounge and dining area has an accessible balcony with beautiful views onto a green space. The modern kitchen offers a range of high and low level units, gas hob, electric oven and integrated appliances. This leasehold property further benefits from double glazing, gas central heating, allocated parking and is being sold with no onward chain.

Council Tax: Band B
Energy Supplier: Scottish Power
Water Supplier: Anglian Water
Broadband Supplier: Vodafone

Management Company: First Port
Service Charge Cost Approx. £847.51 Per Six Months
Ground Rent Cost Approx. £137.50 Per Six Months
Length of Lease: Approx. 116 Years Remaining

- Fantastic opportunity for first-time buyers or downsizing
- Being sold with no onward chain
- Spacious two bedroom first floor apartment with lift access
- Modern kitchen with essential integrated appliances
- Open living/ dining area boasting an accessible balcony with views onto a green space
- Master bedroom with a balcony, built in wardrobes and an en suite
- Over 100 years on the lease & allocated parking
- Walking distance to Paxton Pits nature reserve
- Short distance to the train station with direct links to London Kings Cross
- On the doorstep of the A1 routes ideal for commuters

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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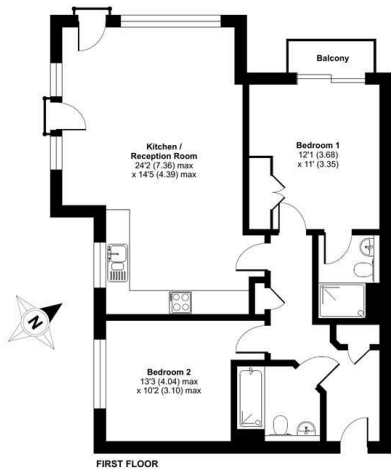


B



Floor Plan

Red Admiral Court, Little Paxton, St. Neots, PE19
Approximate Area = 797 sq ft / 74 sq m
For identification only - Not to scale



FIRST FLOOR

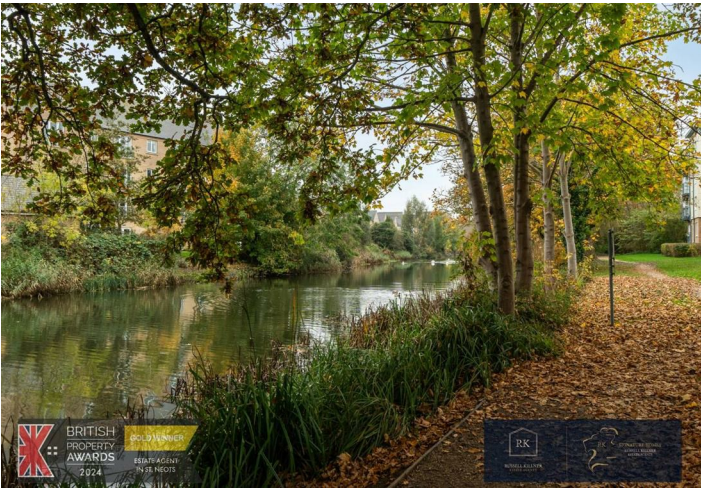
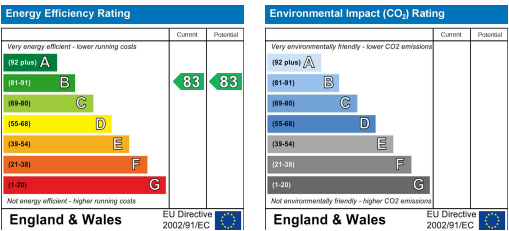
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © richcom 2024. Produced for R.E. Estate Agents, REF: 120710.



Area Map



Energy Efficiency Graph



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