



RUSSELL KILLNER  
ESTATE AGENTS



BRITISH  
PROPERTY  
AWARDS  
2024

GOLD WINNER

ESTATE AGENT  
IN ST. NEOTS



## 77 Red Admiral Court

Little Paxton, St. Neots, PE19 6BU

Offers in excess of £210,000

\*\*\* FANTASTIC OPPORTUNITY FOR FIRST-TIME BUYERS OR DOWNSIZING \*\*\* Situated in the desirable village of Little Paxton, this spacious two bedroom first floor apartment comprises 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 sizable open plan living space consists of a kitchen, dining and lounge area which is an ideal space for relaxing and hosting. 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 and ground level allocated parking situated behind secure gates.

Length of Lease Term: 116 years remaining of a 125 year lease.

Management Company: First Port.

Service Charge Cost Approx. £954.09 Per Six Months.

Ground Rent Cost Approx. £137.50 Per Six Months.

- Fantastic opportunity for first-time buyers or downsizing
- Spacious two bedroom first floor apartment with lift access
- Modern kitchen with essential integrated appliances
- Sizable open plan living space ideal for relaxing and hosting
- Master bedroom with a balcony, built in wardrobes and an en suite
- Over 100 years remaining on the lease
- Ground level allocated parking situated behind secure gates
- 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.



BRITISH  
PROPERTY  
AWARDS

GOLD WINNER

ESTATE AGENT  
IN ST. NEOTS



2



2



1

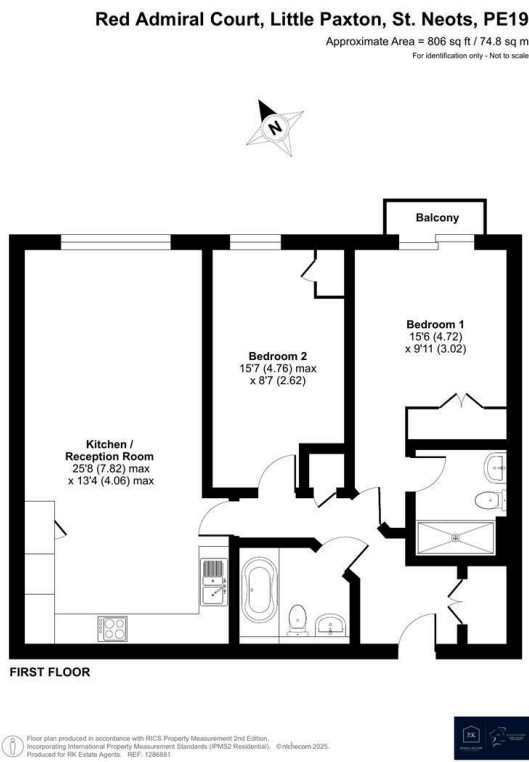


B





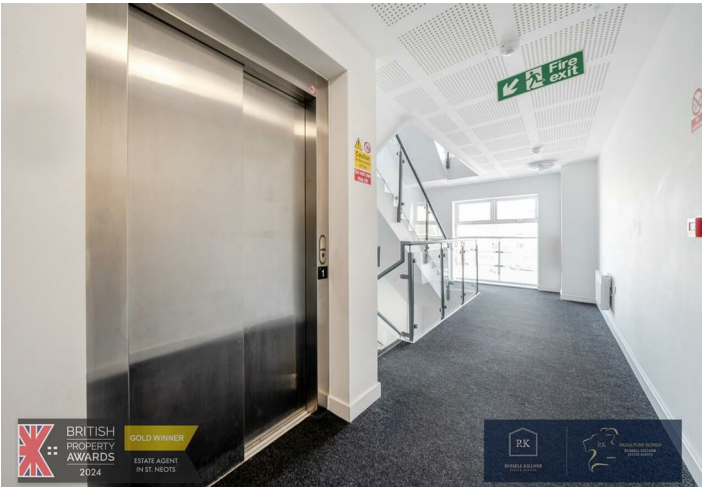
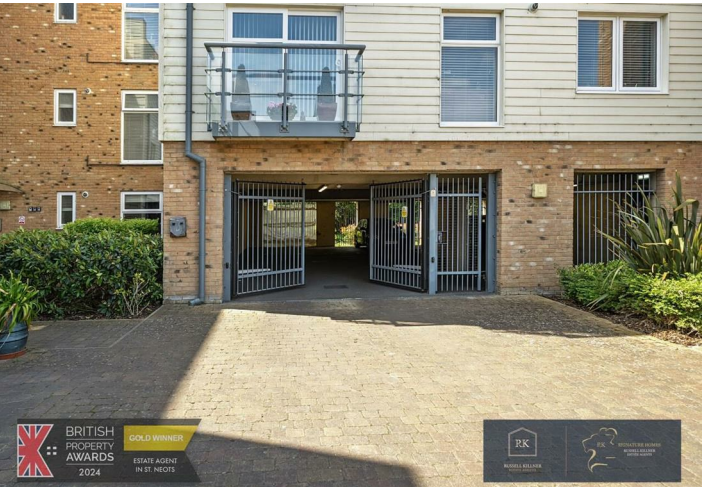
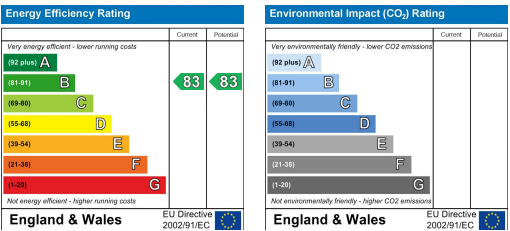
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.