



RUSSELL KILLNER
ESTATE AGENTS



BRITISH
PROPERTY
AWARDS
2024

GOLD WINNER

ESTATE AGENT
IN ST. NEOTS



Grove Court Rampley Lane

Little Paxton, St. Neots, PE19 6PQ

Offers in excess of £230,000

*** GROUND FLOOR APARTMENT WITH EXCLUSIVE GARDEN *** Situated in the desirable village of Little Paxton, this spacious two bedroom ground floor apartment comprises a hallway with storage, a contemporary family bathroom, well kept generously sized principal bedroom, a good sized single room and an open lounge featuring patio doors leading to a low maintenance garden. The separate kitchen offers a range of high and low level units, an electric hob, electric oven, space for a freestanding washing machine and full height fridge freezer. This leasehold property further benefits double glazing, electric storage heating, a single garage on block with parking to the front and ample visitor spaces.

Length of lease term 999 years remaining: 987 Years.
Annual ground rent amount: Included within service charge.
Annual service charge amount: Approx. £1322.92 Per Annum.
Management Company: Whites Property Services.

Type of Construction Materials: Brick & Block.
Council Tax: Band A.
Energy Supplier: EON Next.
Water & Sewerage Supplier: Anglian Water.
Broadband Supplier: TalkTalk.
Broadband Speed: Fibre.

- Fantastic opportunity for a first time buyer or downsizing
- Sought after village location with a community feel
- Desirable two bedroom ground floor apartment
- Open lounge featuring patio doors leading to a low maintenance garden
- Separate kitchen with space for essential appliances
- Well kept generously sized principal bedroom
- Garage on block with parking to the front and ample visitor spaces
- Over 950 years remaining on the lease
- Walking distance to Paxton Pits nature reserve and other local amenities
- Short drive to St Neots train station and on the doorstep of the A1 road links

Viewing

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



2



1



1



C



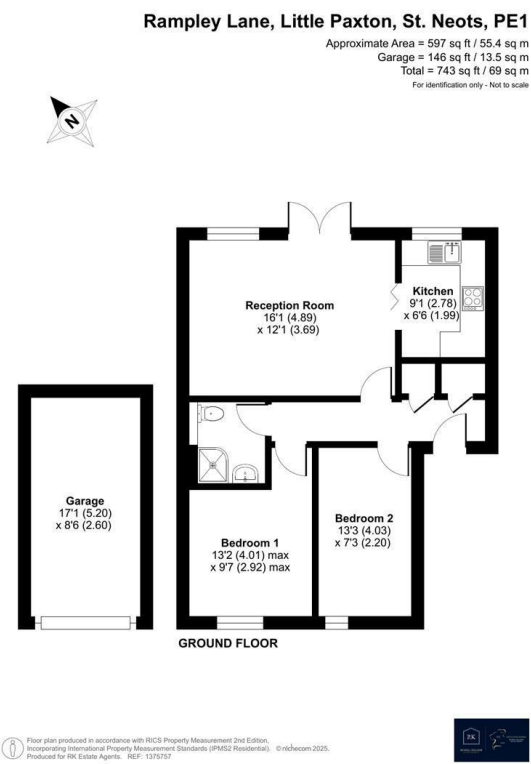
BRITISH
PROPERTY
AWARDS

GOLD WINNER

ESTATE AGENT
IN ST. NEOTS



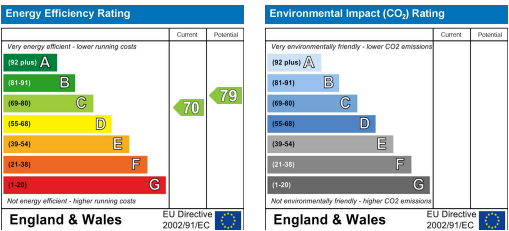
Floor Plan



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.