



Marbled White Court, Little Paxton, PE19 6SJ  
Offers over £220,000

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LATCHAM —————  
————— DOWLING

ESTATE AGENTS



**\*\*\*STUNNING TOP FLOOR TWO  
BEDROOM APARTMENT WITH  
BALCONY AND RIVER VIEWS\*\*\***

Latcham Dowling Estate Agents are delighted to offer for sale this extremely well presented, third floor TWO DOUBLE BEDROOM apartment, situated within this ever popular riverside development overlooking Little Paxton Lock. This contemporary apartment benefits from a bright and spacious open plan living area with direct access out on to the balcony seating area with it's river views, an en suite shower room to bedroom one, a well appointed main bathroom, oak finish flooring and secure under croft allocated parking. Viewings is essential to really appreciate the size, quality and position of this wonderful apartment!!

**Communal Entrance**

**Apartment Entrance**

**Entrance Hall**

11'6 x 8'1 max (3.51m x 2.46m max)

**Open Plan Living Area**

22'10 x 12'1 max (6.96m x 3.68m max)

**Balcony**

8'10 x 3'2 (2.69m x 0.97m)

**Bedroom One**

14'6 x 9'3 (4.42m x 2.82m)

**En Suite Shower Room**

8'2 x 3'8 (2.49m x 1.12m)

**Bedroom Two**

11'1 x 9'7 (3.38m x 2.92m)

**Bathroom**

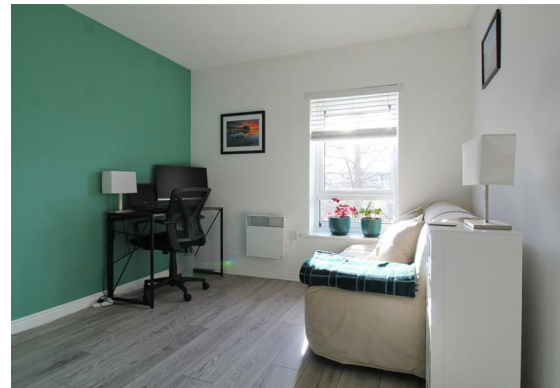
8'1 x 5'10 (2.46m x 1.78m)

**Communal Grounds And Parking**

**Leasehold Information**



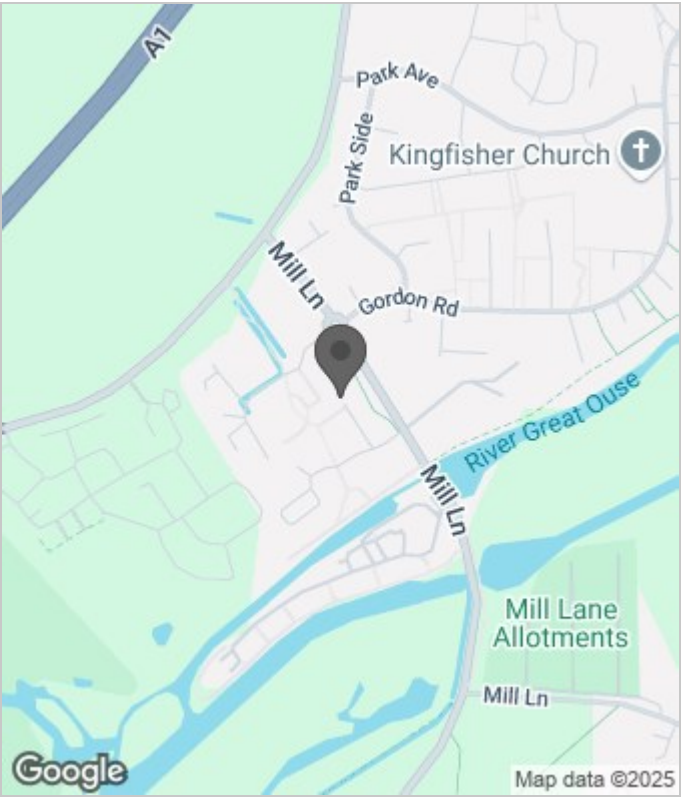




GROUND FLOOR  
698 sq.ft. (64.8 sq.m.) approx.



TOTAL FLOOR AREA : 698 sq.ft. (64.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 52024



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	78
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.