

159 Cambridge Road, Loves Farm, St. Neots, PE19 6AH

Bedrooms: 2 Bathroom: 1

Offers in Excess of £186,000

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# Property Features

- INTEGRATED SMEG APPLIANCES
- INTEGRATED AEG WASHER DRYER
- CHAIN FREE
- LEASE WITH 117 YEARS REMAINING
- IMMACUALTE CONDITION THROUGHOUT
- TWO DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- VERY CLOSE TO X5 BUS LINKS AND ST NEOTS TRAIN STATION

A very well presented TWO DOUBLE BEDROOM apartment with high specification Kitchen into open plan Lounge Diner. Offered with No ONWARD CHAIN the property features INTEGRATED SMEG AND AEG APPLIANCES including Fridge/Freezer, Washer/Dryer, Oven, Microwave and Gas Hob.

A large bathroom with shower over bath, gas central heating and located very close to X5 Bus Links to Cambridge and a short walk to St Neots Train Station. Allocated parking for one car and cycle store.



# Room Details & Dimensions

## Communal Area

Front and rear doors with intercom system. Rear door onto parking area, bin store and cycle store.

## Entrance Hall

Wood effect flooring, radiator, BT point and large store cupboard.

## Lounge / Diner *16' 7" x 13' 6" (5.05m x 4.11m)*

Open plan Lounge/Diner into Kitchen. Two windows to front aspect, TV point, radiator and space for dining table and chairs.

## Kitchen

A contemporary style high gloss kitchen suite with a range of base and full height store units including wide pan drawers.

Integrated SMEG Fridge Freezer, Waist height SMEG over with fitted Microwave over.

Stainless steel sink unit with Chrome tap onto marble style worksurface. 4 Ring SMEG gas hob and stainless steel extractor fan.

Integrated AEG washer/dryer. Vinyl tiled flooring.

## Bedroom One *11' 5" x 9' 8" (3.48m x 2.94m)*

Double bedroom, fitted double wardrobe with wood effect sliding doors. Window to rear, radiator and TV point.



**Bedroom Two** 12' 5" x 6' 5" (3.78m x 1.95m)

Double bedroom with space for wardrobe, radiator, window to rear.

**Bathroom** 10' 6" x 6' 3" (3.20m x 1.90m) L Shape

Modern white bathroom suite with WC, wash hand basin, bath and glass shower screen. Chrome wall mounted shower controls and tiled walling.

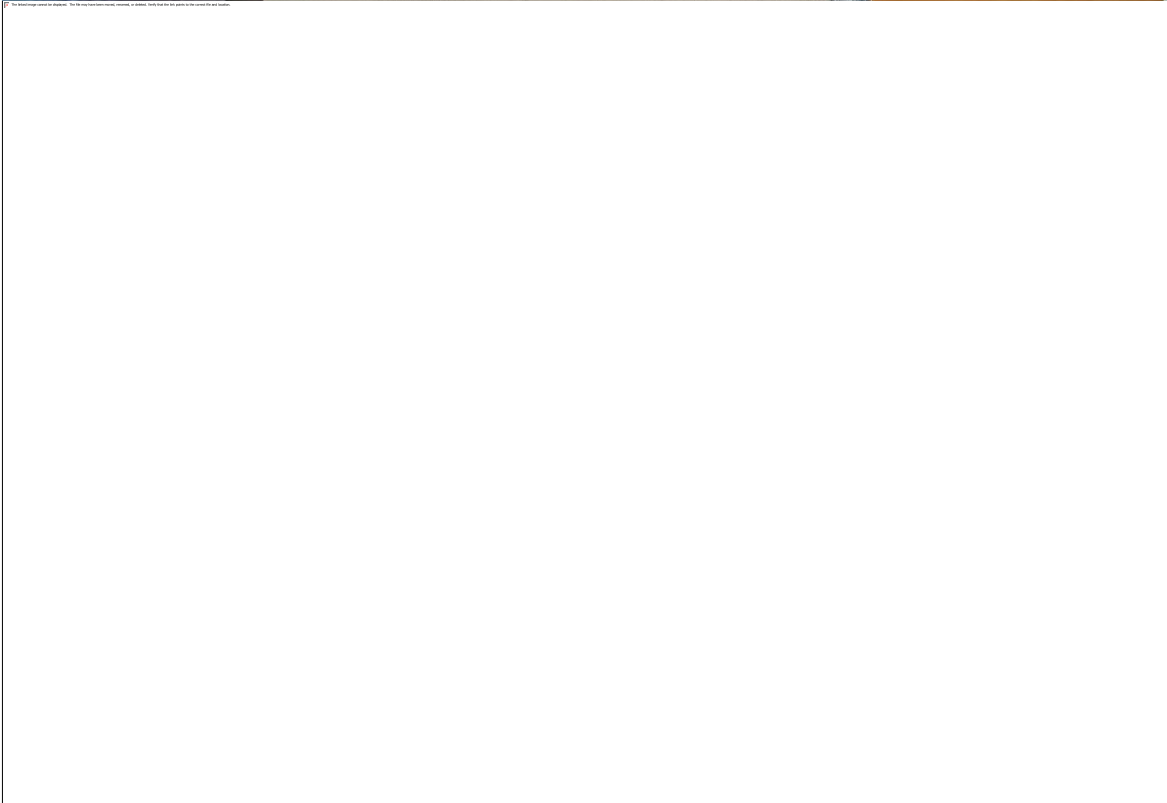
Window to front, modern grey towel rail heating, shaver point and vinyl tiled flooring.

**Leasehold Details**

- 113 Years remaining on the existing Lease.
- Service Charge £1024
- Ground Rent £264
- Cycle Store & Bin Store within communal areas.

**Location & Amenities**

Located within 50 meters of the X5 Bus Link direct to Cambridge. A short walk to St Neots Train Station and Town Centre.



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# Floorplan



Total floor area 96.8 sq.m. (1,042 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



### Property Misdescriptions Act 1991

The Agent has not tested any electrics, central heating systems, apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is therefore advised to obtain verification from Solicitor or Surveyor. References to the Tenure of a Property are based on the information supplied by the seller. These particulars do not form part of any contract.

Measurements are believed to be correct within 5 inches. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.