

ten sales &
lettings

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52, Marbled White Court, St. Neots, PE19 6SJ

Bedrooms: 2 Bathroom: 2

£235,000

experience better

Property Features

- STUNNING UNINTERRUPTED RIVER VIEWS FROM BALCONY
- TWO DOUBLE BEDROOMS & MASTER WITH EN SUITE
- FULLY INTEGRATED KITCHEN APPLIANCES
- BATHROOM WITH SHOWER OVER BATH
- OAK STYLE FLOORING THROUGHOUT
- LARGE STORE ROOM
- SECURE GATED PARKING WITH AMPLE VISITOR PARKING
- IMMACULATE CONDITION THROUGHOUT

STUNNING RIVERSIDE VIEWS - EN SUITE BEDROOM - IMMACULATE CONDITION THROUGHOUT

Ten Property Agents are delighted to offer this stunning TWO DOUBLE BEDROOM RIVERSIDE APARTMENT available for sale with NO ONWARD CHAIN.

Featuring Oak style flooring throughout, a stylish contemporary open plan kitchen / living space with integrated Dishwasher, Washing Machine, Oven & Hob. The Lounge area features french doors on a lovely balcony & seating area and uninterrupted views of the River Ouse and Locks.

Secure gated car parking with remote control access plus ample visitor parking to the front.

Short walk to St Neots Mainline Train Station and easy access to A1 links.



Room Details & Dimensions

Entrance & Garage / Parking

Communal entrance with intercom system. Stairwell to second floor. Post collection box and door to secure garage and bike store. Allocated parking space with remote gated access. Ample visit parking to front.

Hallway

Entrance door into hallway with oak effect flooring, intercom system, thermostat and access to accommodation.

Lounge / Kitchen Diner

25' 11" x 11' 3" (7.89m x 3.43m)

Open plan living with oak effect flooring. Double window and patio door onto decked balcony, with stunning riverside and lock views to all aspects. A fully fitted range of white base and eye level units with dark wood effect work surface over. Integrated washer dryer, dishwasher, fridge/freezer, electric hob and double oven under counter. Space for dining table and 4 chairs. TV point and heater.

Family Bathroom

Bath with shower screen and wall mounted controls. WC and wash hand basin, vinyl flooring, towel rail heater, extractor and shaver point.

Store Cupboard

Large storage room water tank.



Bedroom One

13' 1" x 9' 1" (3.98m x 2.77m)

Double bedroom with feature ceiling pendant lighting and dimmer switches. Heater and window overlooking river.

En Suite

Shower cubicle with glass doors and wall mounted controls. WC, wash hand basin, extractor fan, shaver point, vinyl flooring and towel rail heater.

Bedroom Two

13' 1" x 9' 4" (3.98m x 2.84m)

Double bedroom with window overlooking river, phone point and heater. Wardrobe provided within recess.

Leasehold Details

Length of Lease: 125 years commencing on 1st January 2015

Service Charge £1830 (expected to reduce once final costs are completed for 2024/25)

Ground Rent £250 PA





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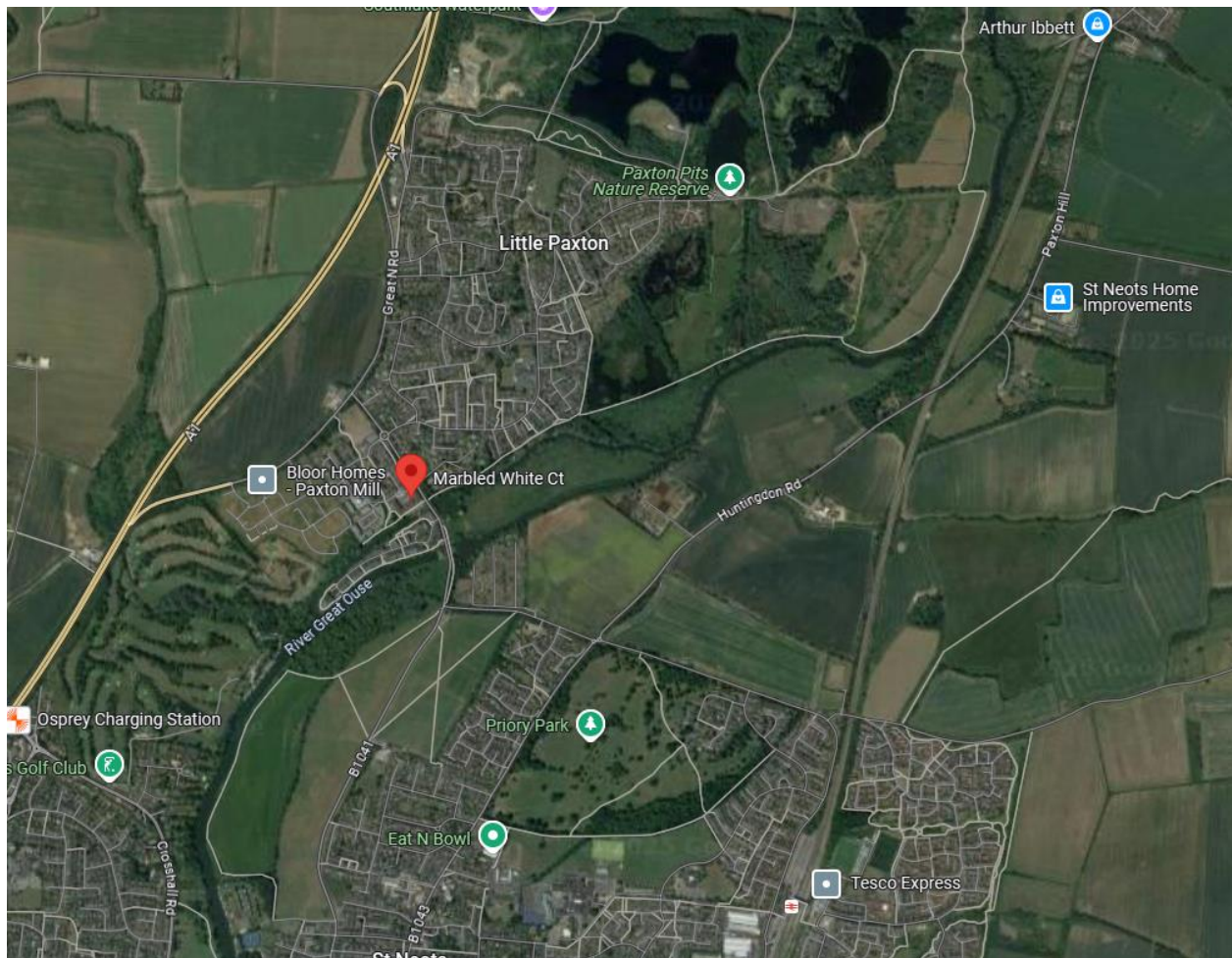


Floor Plan

Floor area 72.8 sq. m. (784 sq. ft.) approx

Total floor area 72.8 sq. m. (784 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



Council Tax Band: B
Local Schools: Little Paxton Primary School
EPC Rating: C
Tenure: Leasehold
Term Remaining: 115 years

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.