

ten sales &
lettings

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11, Holly Blue Close, St. Neots, PE19 6TD

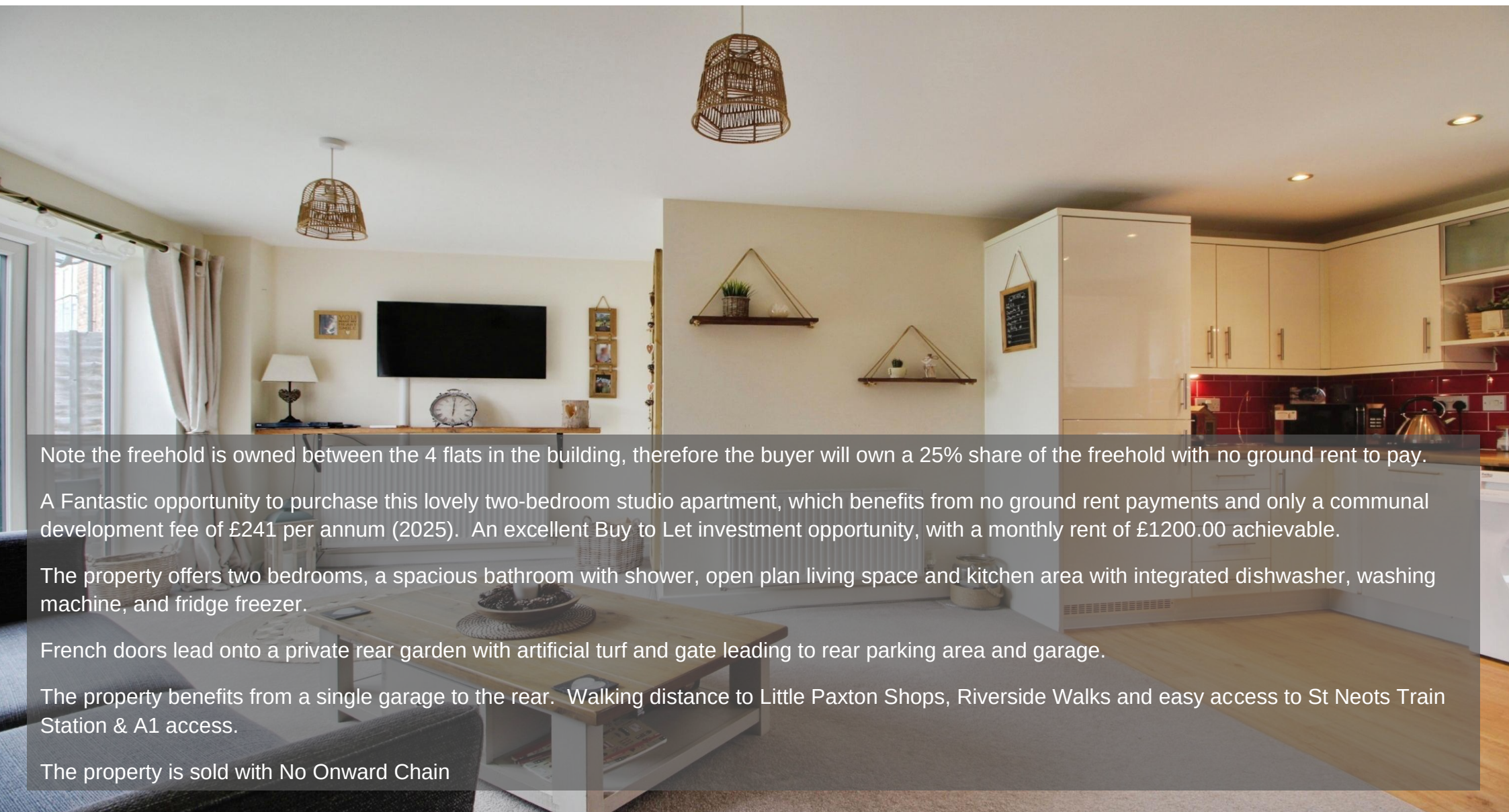
Bedrooms: 2 Bathroom: 1

£210,000

experience better

Property Features

- INTEGRATED FRIDGE/FREEZER/DISHWASHER/WASHING MACHINE
- GARAGE & PARKING
- 999 YEAR LEASE FROM 2011 - SERVICE FEE £241.64 NO GROUND RENT
- REAR GARDEN AREA WITH ARTIFICIAL GRASS
- OPEN PLAN LIVING AREA
- GOOD ROAD LINKS TO A1 & A428
- WALKING DISTANCE OF TOWN CENTRE
- NO ONWARD CHAIN



Note the freehold is owned between the 4 flats in the building, therefore the buyer will own a 25% share of the freehold with no ground rent to pay.

A Fantastic opportunity to purchase this lovely two-bedroom studio apartment, which benefits from no ground rent payments and only a communal development fee of £241 per annum (2025). An excellent Buy to Let investment opportunity, with a monthly rent of £1200.00 achievable.

The property offers two bedrooms, a spacious bathroom with shower, open plan living space and kitchen area with integrated dishwasher, washing machine, and fridge freezer.

French doors lead onto a private rear garden with artificial turf and gate leading to rear parking area and garage.

The property benefits from a single garage to the rear. Walking distance to Little Paxton Shops, Riverside Walks and easy access to St Neots Train Station & A1 access.

The property is sold with No Onward Chain



Room Details & Dimensions

Entrance Hall

Wood effect flooring. Radiator. Doors leading to living area, bedrooms and bathroom.

Living Area

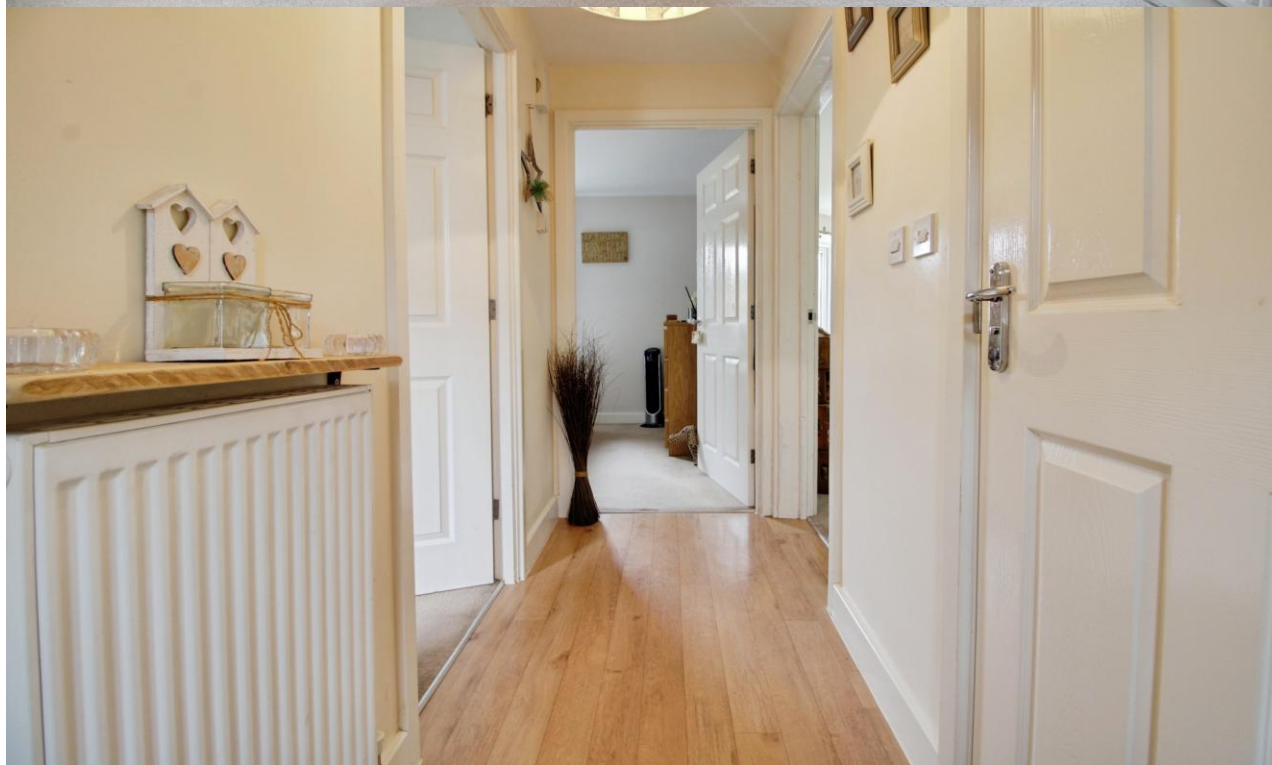
14' 8" max x 15' 8" max (4.47m max x 4.77m max)

Carpet flooring. 2 radiators. UPVC double doors leading to rear garden

Kitchen

9' 10" x 6' 3" (2.99m x 1.90m)

Fitted with a range of base and eye level units in a modern cream high gloss finish with wood effect work surface. One and a half bowl sink and drainer with mixer tap. Brick effect red tiled splash back. UPVC double glazed window to front aspect. Gas hob. Fan assisted oven. Extractor. Integrated fridge freezer. Integrated dishwasher. Washing machine. Multiple electrical sockets. Wall mounted central heating controls.



Bedroom 1

11' 3" x 10' 6" max (3.43m x 3.20m max)

UPVC double glazed window to rear aspect. Radiator. Fitted double wardrobe. Carpet flooring.

Bedroom 2

8' 5" x 7' 8" (2.56m x 2.34m)

UPVC double glazed window to front aspect. Carpet flooring. Radiator.

Bathroom

Fitted with a modern white three piece suite comprising of panelled bath with wall mounted shower and shower screen, low level wc with push button flush and pedestal hand wash basin with mixer tap. Shaver socket. Radiator. Tile effect vinyl flooring. Tiled surround to bath and splash back to sink. Cupboard housing water cylinder.

Front Garden

Lawn area with slabbed pathway leading to front door.

Rear Garden

Enclosed low maintenance rear garden with paved and gravel areas. Gated access leading to garage.

Garage

Garage with up and over door. Additional space to park car in front of this.





experience better

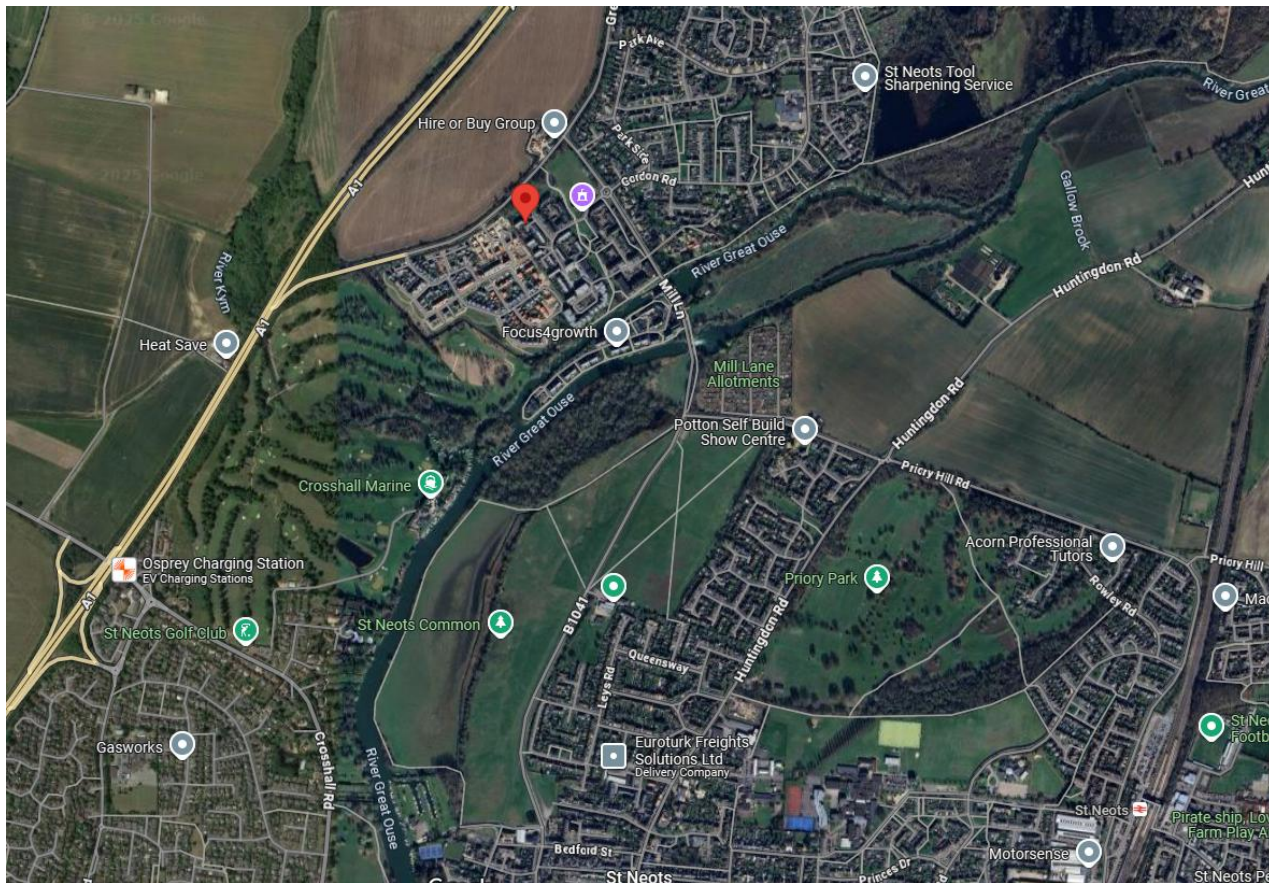


Floor Plan

Floor area 65.2 sq. m. (702 sq. ft.) approx

Total floor area 65.2 sq. m. (702 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: 999

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.