

ten sales &
lettings

office: 01480 274310

email: info@tenpropertyagents.co.uk



49, Regent Close, St. Neots, PE19 8DT

Bedrooms: 2 Bathroom: 1

{prop_price_text}

experience better

Property Features

- NO ONWARD CHAIN
- ESTIMATED RENTAL YIELD OF 7.7%
- SPACIOUS KITCHEN
- TWO DOUBLE BEDROOMS
- SPACIOUS BATHROOM
- MODERN ELECTRIC WALL HEATERS
- UPVC DOUBLE GLAZING
- WALKING DISTANCE OF AMENITIES



*** NO ONWARD CHAIN*** Offered with no onward chain this apartment benefits from a spacious kitchen, lounge, two double bedrooms and a family bathroom with corner bath.

The property has UPVC double glazing and modern electric wall mounted heaters to all rooms.

The property is conveniently located within close distance of main road links and walking distance of amenities such as convenience shops, doctors/pharmacy and schools.



Room Details & Dimensions

ENTRANCE HALL

Wood effect flooring. Wall mounted electric heater. Cupboard housing water cylinder. Doors providing access to all rooms.

KITCHEN

10' 0" x 9' 8" (3.05m x 2.94m)

UPVC double glazed unit. Wood effect flooring. Wall mounted electric heater. Range of base and eye level units with work surface and sink with mixer tap and drainer. Free standing cooker. Space for washing machine.

LOUNGE

11' 5" x 11' 4" (3.48m x 3.45m)

Carpet flooring. UPVC double glazed window. Wall mounted electric heater.

BEDROOM 1

12' 1" x 11' 5" (3.68m x 3.48m)

UPVC double glazed window. Carpet flooring. Wall mounted electric heater.

BEDROOM 2

10' 9" x 10' 5" (3.27m x 3.17m)

UPVC double glazed window. Carpet flooring. Wall mounted electric heater.



BATHROOM

Vinyl flooring. Chrome effect towel rail. Part tiled walls. Fitted with a three piece suite comprising of low level wc with push button flush, pedestal wash basin and corner bath with mixer tap and dual shower head.

OTHER INFORMATION

Tenure: Leasehold

Lease length: Approx. 87 years remaining

Service charge: TBC

Council tax band: A

Construction Type: Traditional Brick

Parking: Unallocated parking

Electric supply: Mains Electricity

Water supply: Mains water

Sewerage: Mains Sewerage

Heating supply: Electric heating

Mobile Signal: Good

Broadband: Fibre

Rights or Restrictions: None disclosed by owner

Listed Building Status: No

Conservation Area: No

Any Public Rights Of Way Across Title: No

Any Planning Permissions & Development Proposals: No

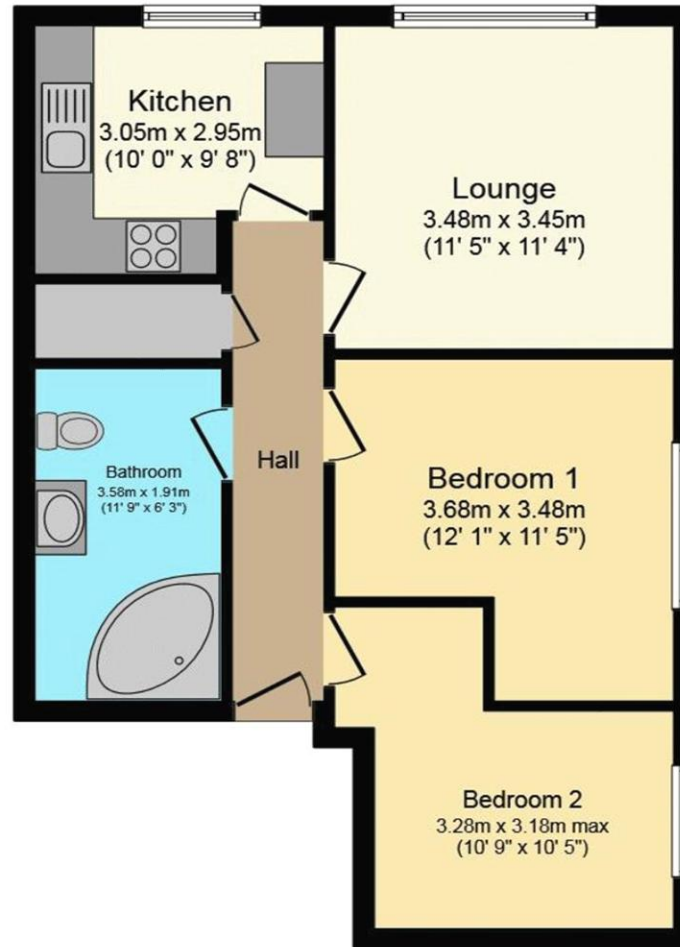
Any floods in last 5 years: No

Accessibility & Adaptions: None





experience better

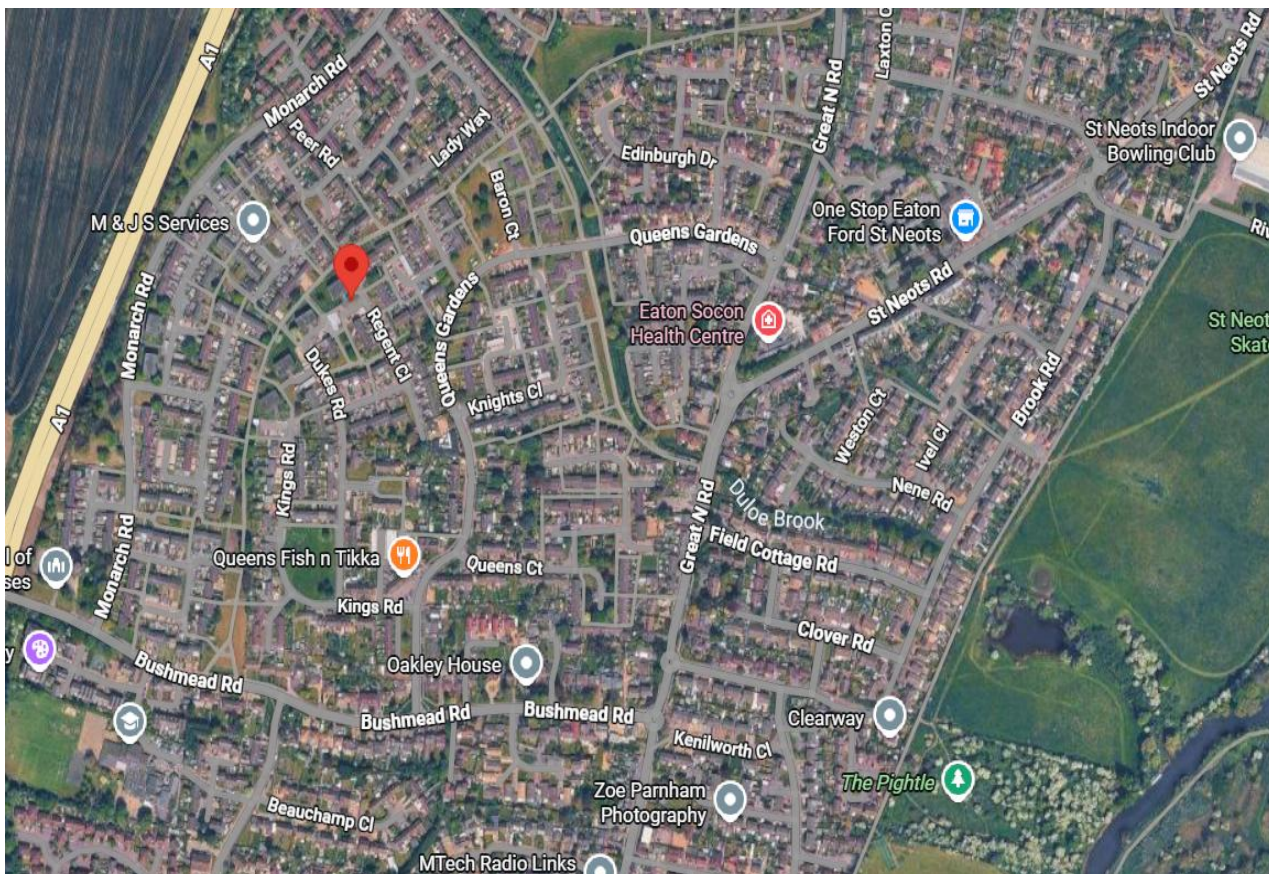


Floor Plan

Floor area 55.0 sq. m. (592 sq. ft.) approx

Total floor area 55.0 sq. m. (592 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: A
 Local Schools: Bushmead Primary school
 EPC Rating: D
 Tenure: Leasehold
 Term Remaining: Approx. 87 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.