



# Kennedy & Co.

108 Skipper Way, Little Paxton

PE19 6LQ

EPC: B

£315,000

- Fantastic Rarely Available Two Double Bedroom Apartment
- Stunning Peaceful River Frontage Location With Open Countryside Views
- No Upward Chain!
- Very Generous 26ft x 13ft Open Plan Living Space
- Modern Fitted Kitchen With Built In Appliances
- Modern Family Bathroom
- Modern En-Suite To Master Bedroom
- Allocated Off Road Parking



**A VERY rare and fantastic opportunity to purchase this stunning and very spacious two double bedroom first floor apartment, offered with no upward chain and off road parking, situated in a highly sought after location with delightful river frontage providing stunning riverside and countryside views.**

**This fine home boasts an entrance hall, very spacious 26ft x 13ft open plan lounge and kitchen space with a range of built in appliances, balcony overlooking the river, modern fitted bathroom, master bedroom with modern en-suite shower room.**

**Other benefits include no upward chain, uPVC double glazing throughout, and gas to radiator central heating with replaced combi boiler. The apartment is also served by a recently installed lift providing easy access to the first floor.**

**Externally the property benefits from very peaceful communal gardens with superb river views, and allocated off road parking for one vehicle.**

**Offered with no upward chain, an early viewing is strongly recommended.**

#### **PARTICULARS**

Communal hallway served by a recently installed lift, leading to a composite entrance door to:

#### **ENTRANCE HALL**

Single panel radiator, built in storage cupboard and built in airing cupboard with wall mounted heater, coving to ceiling, sunken spotlighting, communicating doors to:

#### **OPEN PLAN LOUNGE & KITCHEN**

26' 4" x 13' (8.03m x 3.96m) uPVC double glazed French doors leading to a delightful balcony overlooking the river with glass balustrade, two double panel radiators, coving to ceiling, sunken spotlighting, open plan design to:

#### **Kitchen Area**

Modern fitted kitchen comprising one bowl stainless steel sink/drainage unit with mixer tap over, rolled top work surfaces, range of base units incorporating built in fridge/freezer, built in washer/dryer and built in dishwasher all with matching doors, built in stainless steel oven with built in four burner electric hob over, built in stainless steel microwave oven, built in stainless steel barrister coffee machine, built in wine cooler, built in breakfast bar, tiled to all splash areas, further range of wall mounted units incorporating built in stainless steel extractor hood, tiled flooring.

### **MASTER BEDROOM**

13' 1" x 9' (3.99m x 2.74m) uPVC double glazed French doors to rear elevation providing delightful riverside views, double panel radiator, built in storage cupboard housing replaced gas combi boiler, built in double wardrobe, sunken spotlighting, door to:

### **ENSUITE**

Double panel radiator, modern fitted three piece suite comprising low level W.C, wash hand basin with mixer tap over, fully tiled shower cubicle with fitted shower over, tiled to all splash areas, sunken spotlighting, extractor fan, vinyl wood effect flooring.

### **BEDROOM TWO**

11' 8" x 7' 6" (3.56m x 2.29m) uPVC double glazed window to rear elevation, double panel radiator, sunken spotlighting.

### **BATHROOM**

Single panel radiator, modern fitted three piece suite comprising low level W.C, wash hand basin with mixer tap over, panelled bath with mixer tap and shower attachment over, tiled to all splash areas, sunken spotlighting, extractor fan, vinyl wood effect flooring.

### **EXTERNALLY**

Beautiful established communal gardens overlooking the river with delightful views.

Allocated off road parking for one car.

### **LEASEHOLD**

Years Remaining: 107

Ground Rent: £606 per annum

Service Charge: £2,336 per annum





**COUNCIL TAX BAND**

Tax band C

**TENURE**

Leasehold

**LOCAL AUTHORITY**

Huntingdonshire District Council

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.