



**LOVETT**  
Sales & Lettings

£235,000



## 83 Flawn Way, Eynesbury, St. Neots, PE19 2JT

- Second floor apartment
- Two double bedrooms
- En-suite to master
- Views over Eynesbury Marina
- Built in kitchen appliances
- Easy access to A1 & A428

# Full Description

## ENTRANCE HALL

Entrance door leading to entrance hall. Intercom entry phone. Cupboard housing electric boiler and hot water systems. Coats cupboard. Doors leading to living room, bedrooms and bathroom.

## OPEN PLAN KITCHEN / DINING / LIVING ROOM

22' 9" x 14' 6" (6.93m x 4.42m)

UPVC windows and French doors to Juliet Balcony with views over Marina. TV and telephone points. Radiator. Kitchen area; fitted kitchen comprising work surfaces with complimentary drawers and cupboards under. Wall mounted cupboards. Single bowl sink with mixer tap and tiled splash backs. Built in electric oven and four ring hob with extractor over. Built in fridge / freezer and washing machine. Tiled floor. UPVC window to side.

## BEDROOM ONE

15' 10" x 9' 6" (4.83m x 2.9m)

UPVC window to rear. Radiator. TV point. Built in wardrobe. Door to en-suite.

## ENSUITE

Three piece white suite comprising low level WC, pedestal wash hand basin and fitted shower with glass sliding door and tiled splash backs. Radiator. Shaver socket. Extractor fan.

## BEDROOM TWO

12' 9" x 10' 1" (3.89m x 3.07m)

UPVC window to rear. Radiator. Built in wardrobe.

## BATHROOM

Three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over and glass screen. Tiled splash backs. Radiator. Extractor fan.



## LEASEHOLD INFORMATION

The lease is 125 years from 25th March 2007 - 107 years remaining.

The service charges are as follows:

2023-2024 Yearly service charge - Estate - £167.43

2023-2024 Yearly service charge - Apartment Block (including buildings insurance) - £1585.00

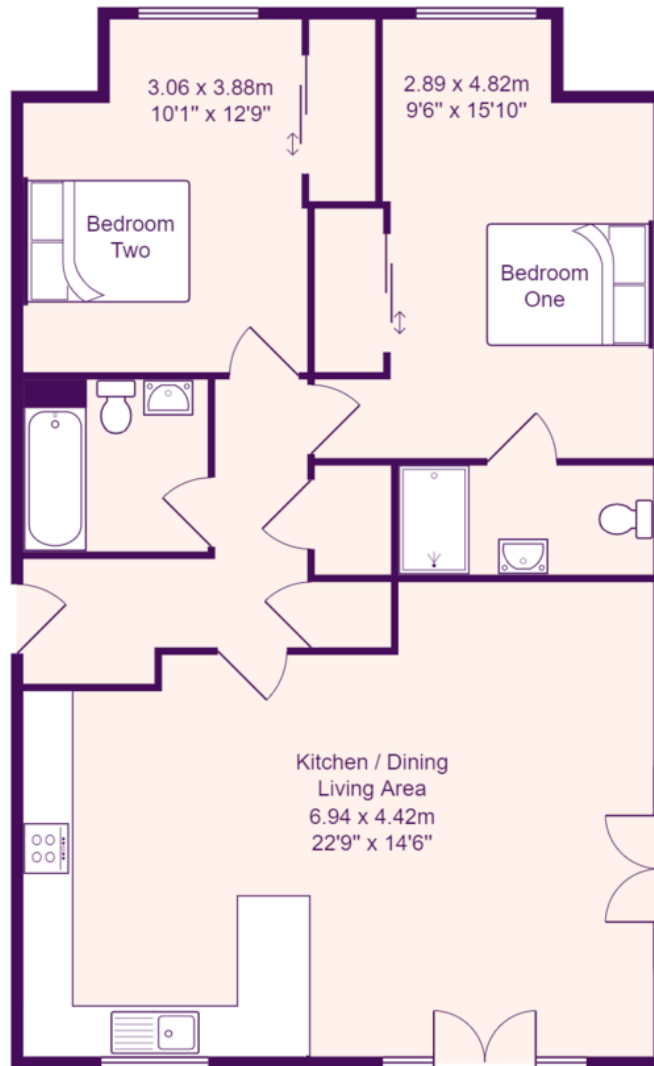
2023-2024 Yearly reserve fund - Estate - £1.35

2023-2024 Yearly Reserve fund - Apartment Block - £32.33

This is reviewed annually

The ground rent is £200 PA





Total Area: 77.2 m<sup>2</sup> ... 831 ft<sup>2</sup>

All measurements are approximate and for display purposes only