



**LOVETT**  
Sales & Lettings

Asking Price Of  
**£215,000**



## 19 Marbled White Court, Little Paxton, St. Neots, PE19 6SJ

- Second floor apartment
- Two double bedrooms
- Overlooking Little Paxton Lock
- En-suite to master
- Secure under croft parking space
- Redecorated throughout

## Full Description

A well presented two double bedroom second floor apartment on the popular Papermill Lock development. The property is situated in the sought after village of Little Paxton with easy access to the A1 and a mile and half from St Neots railway station and town centre. The village offers an abundance of amenities including two convenience stores, doctors surgery, pharmacy, Chinese takeaway and restaurant, The Anchor pub and the well regarded Paxton Pits Nature Reserve. The spacious accommodation comprises entrance hall, open plan kitchen and living room with Juliet balcony, two double bedrooms with en-suite to master plus family bathroom. The property benefits from UPVC windows. There is one allocated parking space in the secure under croft parking area. Viewing highly recommended! No forward chain.

### ENTRANCE HALL

Composite entrance door leading to entrance hall. Intercom entry phone. Electric heater. Utility company with plumbing for washing machine and hot water system. Doors to kitchen, bedrooms and bathroom.

### LIVING / DINING / KITCHEN AREA

31' 7" x 17' 3" (9.63m x 5.26m)

Kitchen area: kitchen comprising work surfaces with complimentary drawers and cupboards under. Wall mounted cupboards. One and a half 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 dishwasher. Tiled floor.

Living / Dining area: Electric heaters. UPVC French doors with Juliet balcony overlooking Little Paxton Lock. TV and telephone points.

### BEDROOM ONE

11' 2" x 9' 3" (3.4m x 2.82m)

UPVC window to front. Electric heater. 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. Shaver socket. Extractor fan.

### BEDROOM TWO

11' 2" x 9' 2" (3.4m x 2.79m)

UPVC window to front. Electric heater.



## BATHROOM

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

## PARKING

Allocated parking space in under croft with secure gated access.

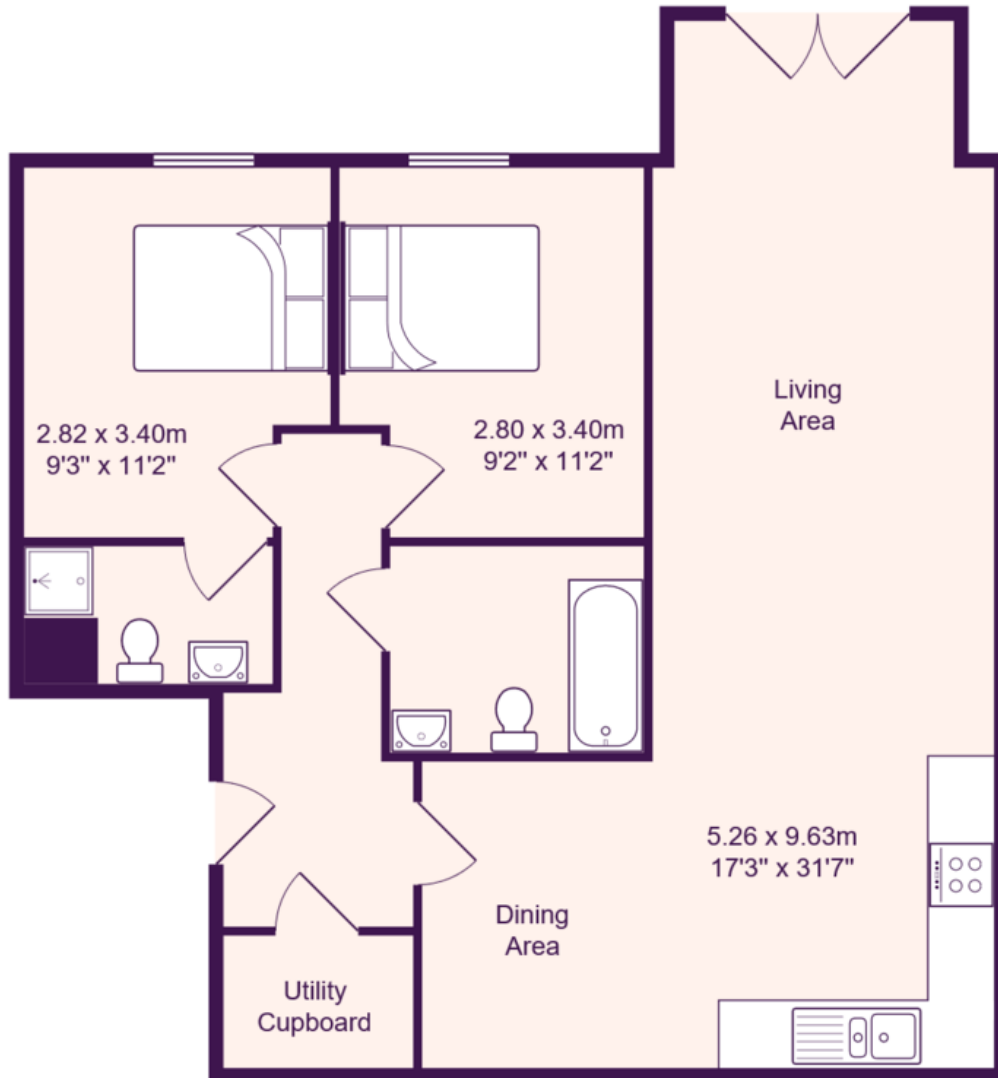
## LEASEHOLD INFORMATION

There is 115 years remaining on the lease

The service charge 01/01/2024 - 31/12/24 is: £1811.15

The Ground rent 01/01/24 - 31/12/24 is: £250





Total Area: 70.8 m<sup>2</sup> ... 762 ft<sup>2</sup>

All measurements are approximate and for display purposes only