



LOVETT
Sales & Lettings

Offers In Excess Of
£150,000



39 Viscount Court, Eaton Socon, St. Neots, PE19 8DJ

- First floor flat
- One bedroom
- Recently renovated
- Refitted kitchen and bathroom
- Gas central heating
- Close to local amenities

Full Description

A recently renovated one bedroom first floor flat in a popular area of Eaton Socon close to local amenities including pubs, convenience stores and retail parks. The property is also within easy access of the A1. The well presented accommodation comprises; entrance hall with large store/study, living room, refitted kitchen, bedroom and refitted bathroom. The property benefits from gas radiator heating and UPVC windows. Externally there is a personal brick built bike store. Viewing highly recommended. No forward chain.

ENTRANCE HALL

Glazed entrance door leading to entrance hall. Radiator. Shoe cupboard. Doors to living room, kitchen, bedroom, bathroom, store/study area with cupboards and storage.

LIVING ROOM

11' 8" x 10' 11" (3.56m x 3.33m)

UPVC windows to front. TV and telephone point. Radiator. LVT flooring.



KITCHEN

10' 2" x 8' 6" (3.1m x 2.59m)

Refitted kitchen comprising butchers block work surfaces with complimentary drawers and cupboards. Wall-mounted cupboards. Single bowl sink. Built-in electric oven and four-ring hob with extractor over. Built-in Fridge-Freezer, Washing machine and Dishwasher. Cupboard housing gas boiler. UPVC window to side. Radiator. LVT flooring.

BEDROOM

11' 3" x 10' 11" (3.43m x 3.33m)

UPVC window to side. Radiator. Carpet flooring.



BATHROOM

Three-piece suite comprising low-level WC, Hand-wash basin and panelled bath with shower over. Tiled splash backs. Extractor fan. Storage cupboards. Heated towel rail. Porcelain tile flooring



LEASEHOLD INFORMATION

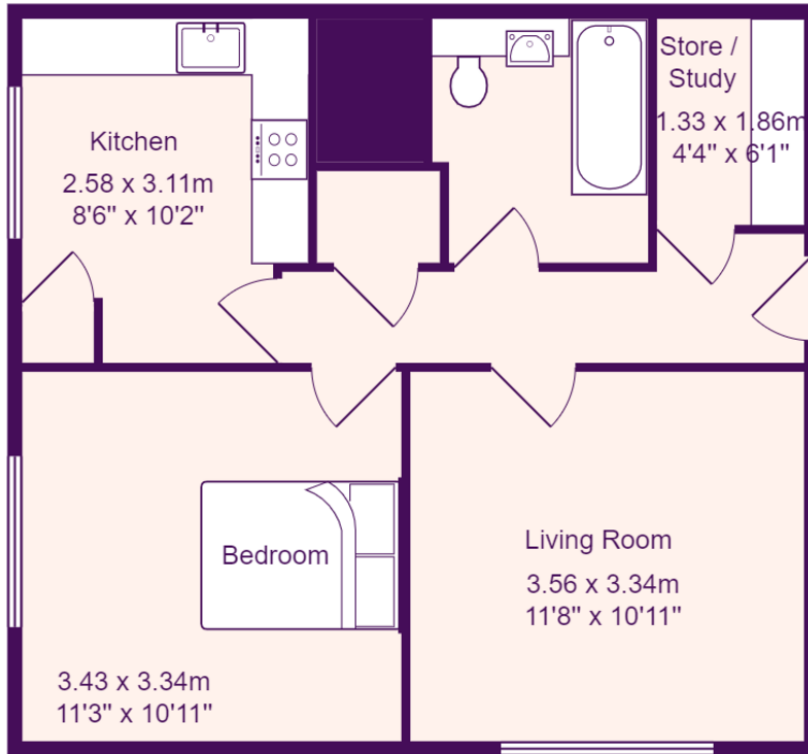
The lease is 125 years from 17th July 2000 (100 Years remaining)

The service charge is: £959.76 Per year - Reviewed Annually

The ground rent is: £10 per year.

EXTERNALLY

There is a brick-built storage shed outside of the main building on the ground floor.



Total Area: 46.1 m² ... 497 ft²

All measurements are approximate and for display purposes only

EPC GRAPH
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