



**LOVETT**  
Sales & Lettings

£295,000



## 7 Mill View Court, School Lane, Eaton Socon, St. Neots, PE19 8GJ

- GROUND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- TWO EN-SUITES
- SOUGHT AFTER DEVELOPMENT
- OVERLOOKING RIVER / SMALL MARINA
- 1059 SQ FT OF ACCOMMODATION

## Full Description

A very well presented two double bedroom ground floor apartment in a highly desirable development overlooking a small marina close to Eaton Socon Lock. The property is very well situated for local amenities including the popular Rivermill pub and restaurant, Tesco Express, bus stops and community facilities. The location is ideal for river and riverside park walks. The spacious accommodation comprises entrance hall, WC, 25ft open plan living, dining and kitchen area and two ensuite bedrooms with fitted wardrobes. The property benefits from gas radiator heating. Externally, there is a private enclosed terrace and car-port parking space with additional bike store. Viewing is highly recommended. No forward chain!

### ENTRANCE HALL

Communal entrance hall leading to entrance door. Intercom entry phone. Cupboard housing gas boiler. Airing cupboard. Smoke and Carbon Monoxide alarms. Doors to WC, kitchen, living room and bedrooms.

### KITCHEN

13' 0" x 10' 11" (3.96m x 3.33m)

Fitted 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. Plumbing for washing machine. Tiled floor. Open plan through to living/dining room.

### LIVING / DINING ROOM

25' 8" x 17' 6" (7.82m x 5.33m)

Double glazed windows and sliding door to outside terrace plus additional double glazed French doors to side. TV and telephone points. Two radiators.

### BEDROOM ONE

15' 2" x 9' 8" (4.62m x 2.95m)

Double glazed windows to rear. Fitted wardrobes. Radiator. Door to en-suite shower room.

### ENSUITE

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



## BEDROOM TWO

13' 5" x 11' 2" (4.09m x 3.4m)

Double glazed windows and French doors to outside terrace. Radiator. Fitted wardrobes. Door to en-suite bathroom.

## ENSUITE BATHROOM

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

## WC

Two piece white suite comprising low level WC and pedestal wash hand basin. Tiled splash backs. Radiator.

## PARKING

There is a barrier controlled entrance to the parking area. The property has an allocated car-port parking space along with a personal secure bike store. There is also un allocated residents parking to the front of the property.

## LEASEHOLD INFORMATION

The lease is 999 years from 01.01.2001 - 977 years remaining.

There is a peppercorn Ground Rent - not to be reviewed.

The Annual Service Charge 01.01.23 - 31.12.23 - £1991.62  
- To be reviewed annually.

The Annual Reserve Fund 01.01.23 - 31.12.23 - £215.90 -  
To be reviewed annually.



