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5 Royce Court,St. Neots Road,St. Neots, PE19 7AD

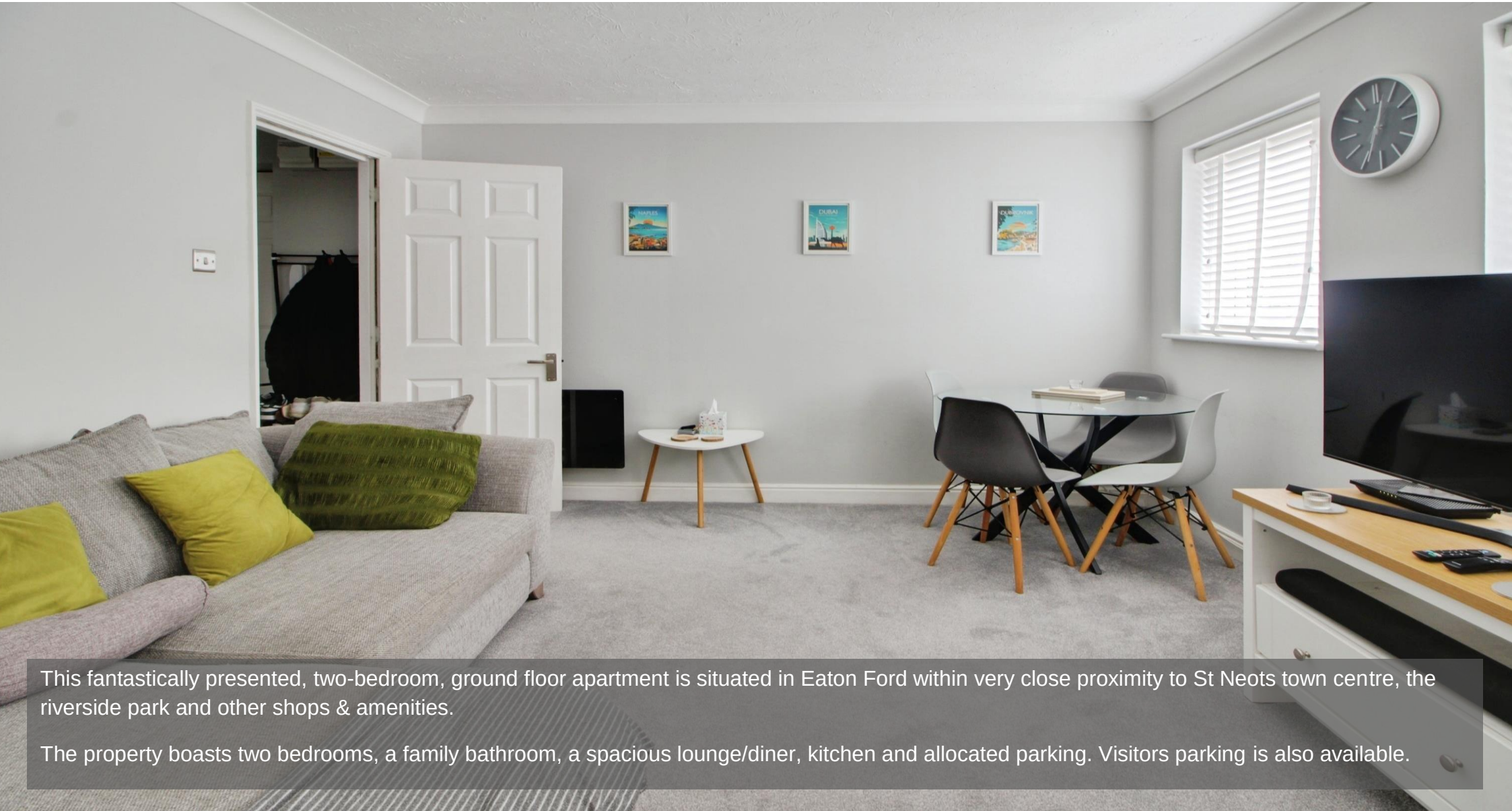
Bedrooms: 2 Bathroom: 1

£1050 pcm

experience better

Property Features

- AVAILABLE LATE NOVEMBER
- TWO BEDROOMS
- GROUND FLOOR APARTMENT
- CLOSE TO TOWN CENTRE
- CLOSE TO RIVERSIDE PARK
- ALLOCATED PARKING



This fantastically presented, two-bedroom, ground floor apartment is situated in Eaton Ford within very close proximity to St Neots town centre, the riverside park and other shops & amenities.

The property boasts two bedrooms, a family bathroom, a spacious lounge/diner, kitchen and allocated parking. Visitors parking is also available.


Coffee
TEA
Sugar

Room Details & Dimensions

Entrance Hall

Door to communal entrance. Doors to bedrooms, lounge and bathroom. Storage cupboard and cupboard housing hot water cylinder.

Lounge

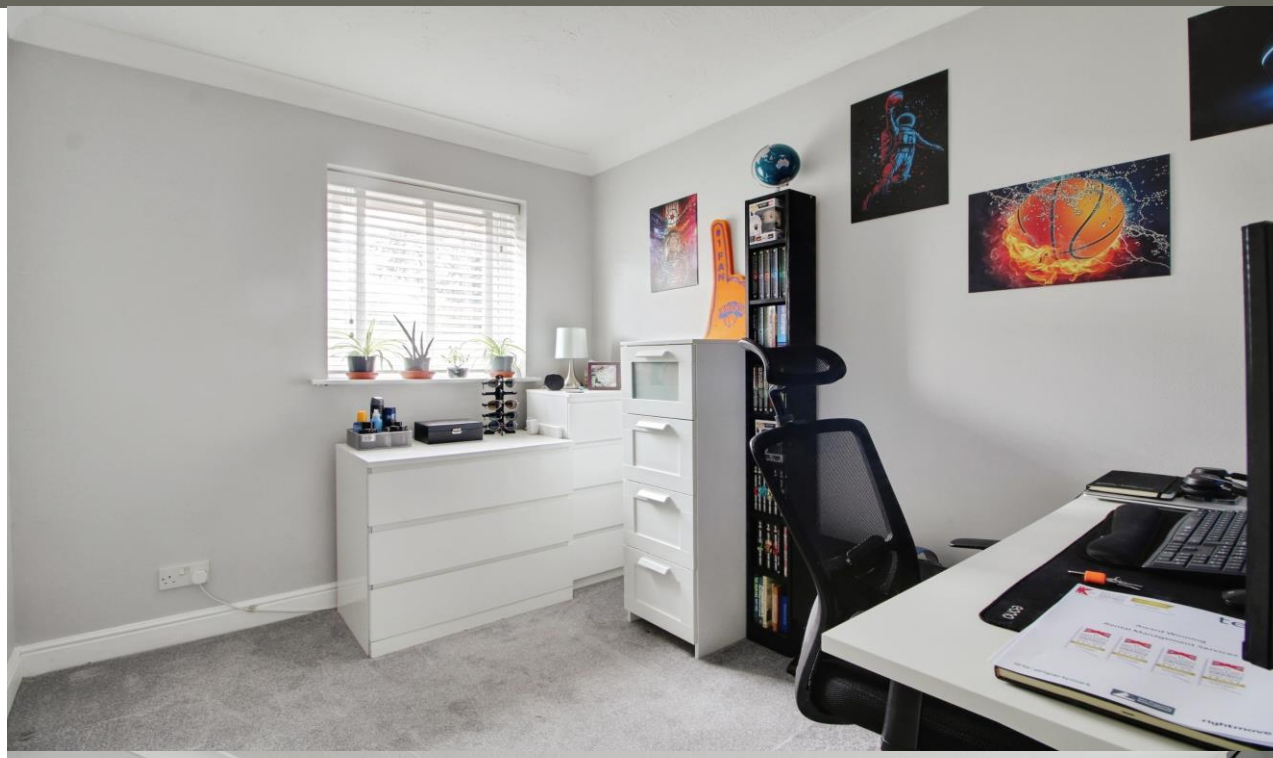
11' 9'' x 11' 5'' (3.58m x 3.48m)

Double glazed windows to front. Heater. TV & Telephone points. Doorway to kitchen.

Kitchen

9' 0'' x 5' 11'' (2.74m x 1.80m)

Double glazed window to front. Fitted kitchen with wall and base units and worktops. Stainless steel sink/drainer. Oven, hob and cooker hood. Spaces for washing machine and fridge/freezer.





Bedroom One

10' 6" x 9' 1" (3.20m x 2.77m)

Double glazed windows to rear. Heater.

Bedroom Two

9' 10" x 7' 3" (2.99m x 2.21m)

Double glazed window to rear. Heater.

Bathroom

Low level WC. Wash hand basin. Bath with mixer taps and shower over. Extractor unit.

Parking

Allocated parking space. Visitors spaces available.

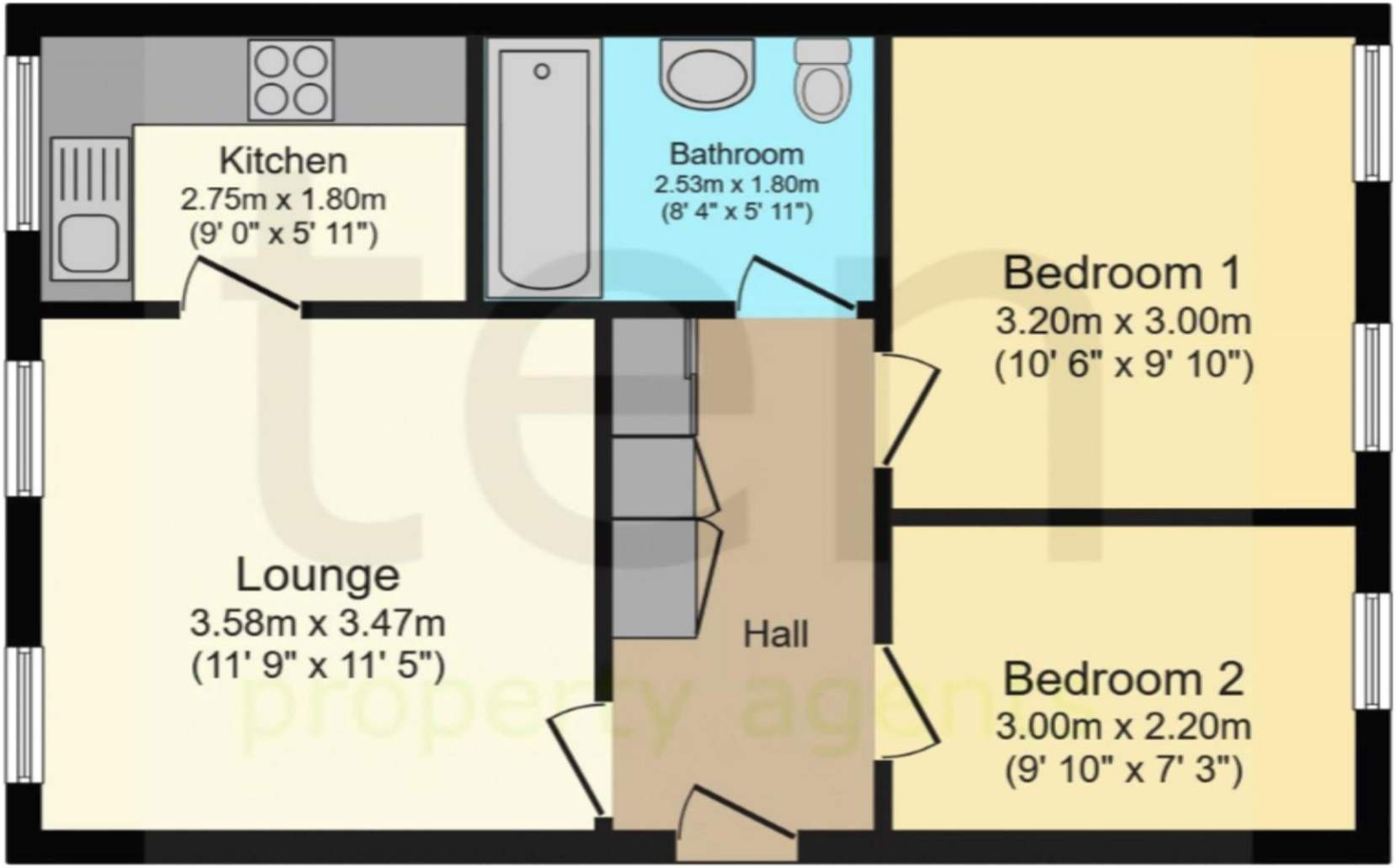




Additional information

Tenure: N/A
Lease length: N/A
Ground Rent: N/A
Service Charge: N/A
Construction Type: Traditional Brick
Parking: Allocated parking
Electric supply: Mains Electricity
Water supply: Mains water
Sewerage: Mains Sewerage
Heating supply: Electric Heating
Mobile Signal: Good
Broadband Signal: Very Good
Council Tax: A
Rights or Restrictions: None disclosed by owner
Listed Building Status: No
Conservation Area: No
Any Public Rights Of Way Across Title: No
Any Planning Permissions & Development Proposals: No
Any floods in last 5 years: No
Accessibility & Adaptions: None





Floor Plan

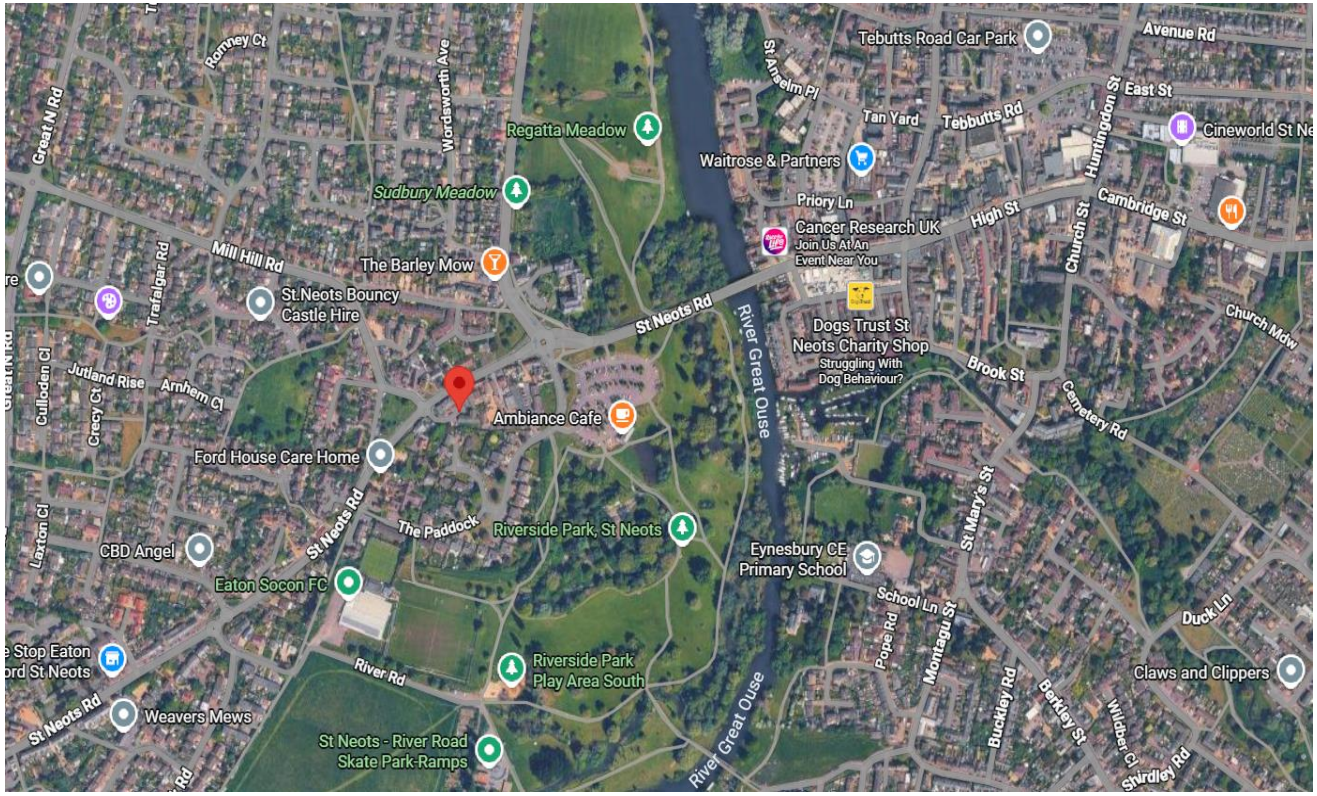
Total floor area: 45.5 sq.m. (490 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Council Tax Band:	A
Local Schools:	Crosshall Primary
EPC Rating:	C
Tenure:	Leasehold
Term Remaining:	N/A

Property Misdescriptions Act 1991

The Agent has not tested any electrics, central heating systems, apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is therefore advised to obtain verification from Solicitor or Surveyor. References to the Tenure of a Property are based on the information supplied by the seller. These particulars do not form part of any contract.

Measurements are believed to be correct within 5 inches. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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