

ten sales &
lettings

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14 Centra House Tan Yard St Neots Town Centre PE19 1AN

Bedrooms: 2 Bathroom: 1

Monthly Rental Of £870.00

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Property Features

- Immaculately Presented
- Quiet Town Centre Location
- 2 Double Bedrooms
- Recently Refurbished
- Juliet Balcony
- Open Plan Lounge Kitchen Diner
- Modern Designed Kitchen & Bathroom
- Karndean Flooring



Description

This immaculately presented 2 bedroom apartment has been recently refurbished to a high standard.

The property offers two double bedrooms, allocated parking for two cars, town centre location and Juliet balcony to lounge area.

Conveniently located within walking distance of the river, gym, supermarket and town centre amenities whilst still having the benefit of being within a quiet peaceful development.



Room Details & Dimensions



Communal Entrance Hall

Intercom system, entrance door, staircase leading to second floor.

Entrance Hall

Entrance door, built in storage / airing cupboard with electric heater, intercom access, telephone point and double electrical socket, newly fitted karndean flooring, recently decorated, access to:

Lounge Kitchen Diner 21' 0" x 14' 8" (6.41m x 4.47m)

Open plan living space comprising of Lounge area with multiple double sockets, Juliet balcony to front aspect, radiator and spotlights. Kitchen which benefits from a range of contemporary wood effect wall and base units with integrated gas oven / grill, four ring burner gas hob, extractor hood, floor to ceiling fridge / freezer, freestanding washing machine, UPVC window to front aspect, stainless steel single bowl with mixer tap and marble effect work surface with built in heat resistant pan rest, spot lights, multiple double sockets and glow worm combi gas boiler (approx 6 years old). Recently decorated. Newly fitted karndean flooring.

Main Bedroom *11' 3" x 11' 1" (3.44m x 3.38m)*

Spacious double bedroom with double glazed UPVC window to rear, TV socket, radiator and 3 x double electrical sockets. Recently decorated. Newly fitted carpet.

Bedroom 2 *11' 2" x 10' 6" (3.40m x 3.19m)*

Spacious double bedroom, 2 x double sockets, double glazed UPVC window to rear aspect and radiator. Recently painted. Newly fitted carpet.

Bathroom *10' 0" x 6' 10" (3.06m x 2.08m)*

Spacious and recently decorated, modern bathroom with white three-piece suite comprising of panelled bath with shower over and clear shower screen, contemporary tiling to shower / bath area, low level WC, wash hand basin with mixer tap, heated towel rail, tile effect vinyl floor, double glazed UPVC window to rear aspect, double electric shaver point and tall cabinet proving storage.

Parking & External

The property provides two parking spaces plus visitor parking. Well kept communal gardens, cycle storage and waste bin area. Overall this small development provides a peaceful yet convenient location for Town Centre living.









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Centra House, Tan Yard, St Neots, PE19 1AH

Approximate Gross Internal Area = 60.2 sq m / 648 sq ft

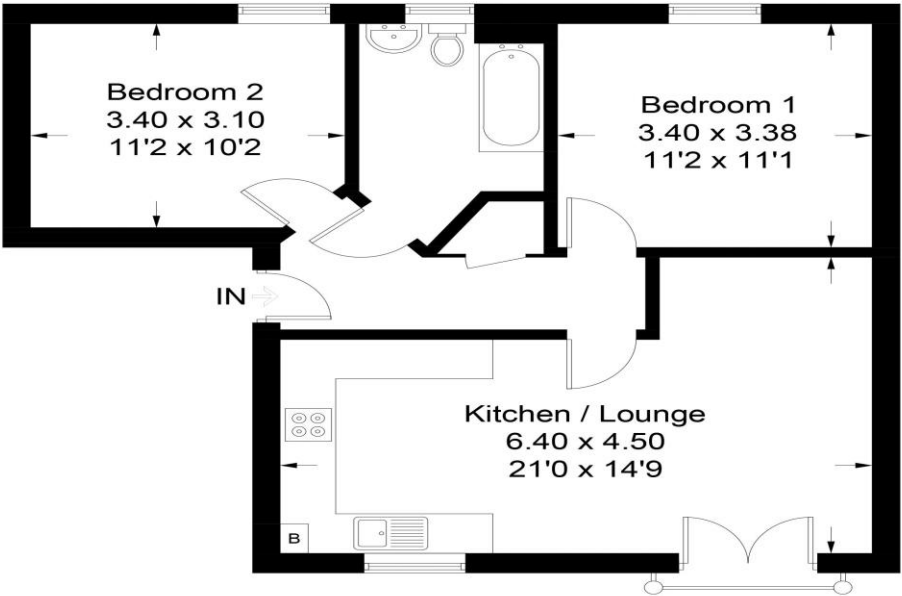


Illustration for identification purposes only, measurements are approximate, not to scale. (ID336849)

Energy Performance

Useful Details

Energy Performance Certificate

Flat 14 Centra House,
Tan Yard,
ST. NEOTS,
PE19 1AH

Dwelling type: Top-floor flat
Date of assessment: 23 November 2010
Date of certificate: 23 November 2010
Reference number: 8250-6838-6379-8157-6926
Type of assessment: SAP, new dwelling
Total floor area: 59 m²

SAP

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

Current	Potential

Environmental Impact (CO₂) Rating

Current	Potential

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	150 kWh/m² per year	142 kWh/m² per year
Carbon dioxide emissions	1.4 tonnes per year	1.4 tonnes per year
Lighting	£61 per year	£37 per year
Heating	£237 per year	£241 per year
Hot water	£83 per year	£83 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk

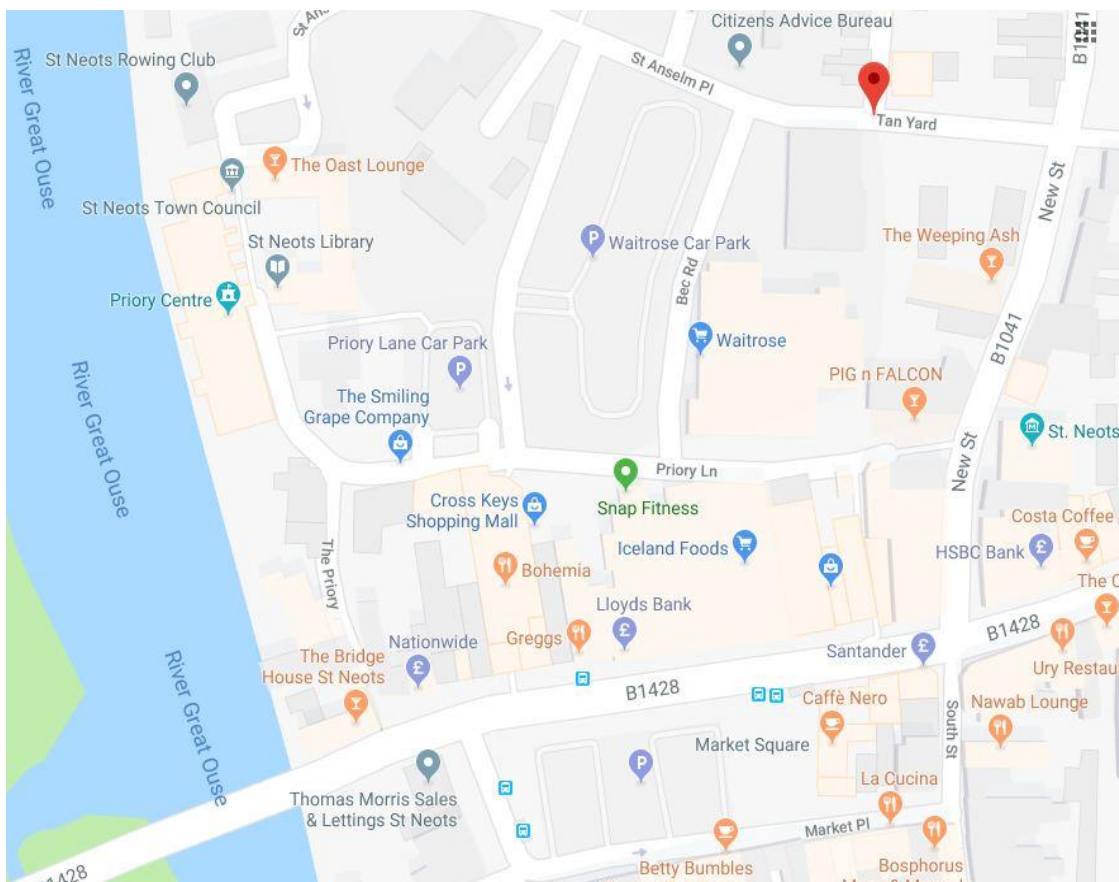
Council Tax Band: B

Local Schools: Longsands Academy, Priory Park Infant School, Priory Park Junior School.

EPC Rating: B

Tenure: Long term let available

Local Area: Walking distance to main shops, gym, tennis club, riverside, doctors and dentist.



Directions

On leaving our office turn right onto South Street. At the traffic lights continue straight ahead. At the next traffic lights, turn left onto Tan Yard. The property will be located on the right hand side.

The Property Misdescriptions Act 1991

These particulars do not form part of any contract. Measurements are believed to be correct within 5 inches.

Fees

£240 referencing fee applies for a single applicant. There is a further £60 payable per applicant/guarantor. Holding fee of the first month's rent is payable following receipt of suitable references. A dilapidations deposit of one and a half month's rent is payable prior to moving into the property. Check out fee payable at end of tenancy at £132.