



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 $21' 0'' \times 14' 8''$ (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.



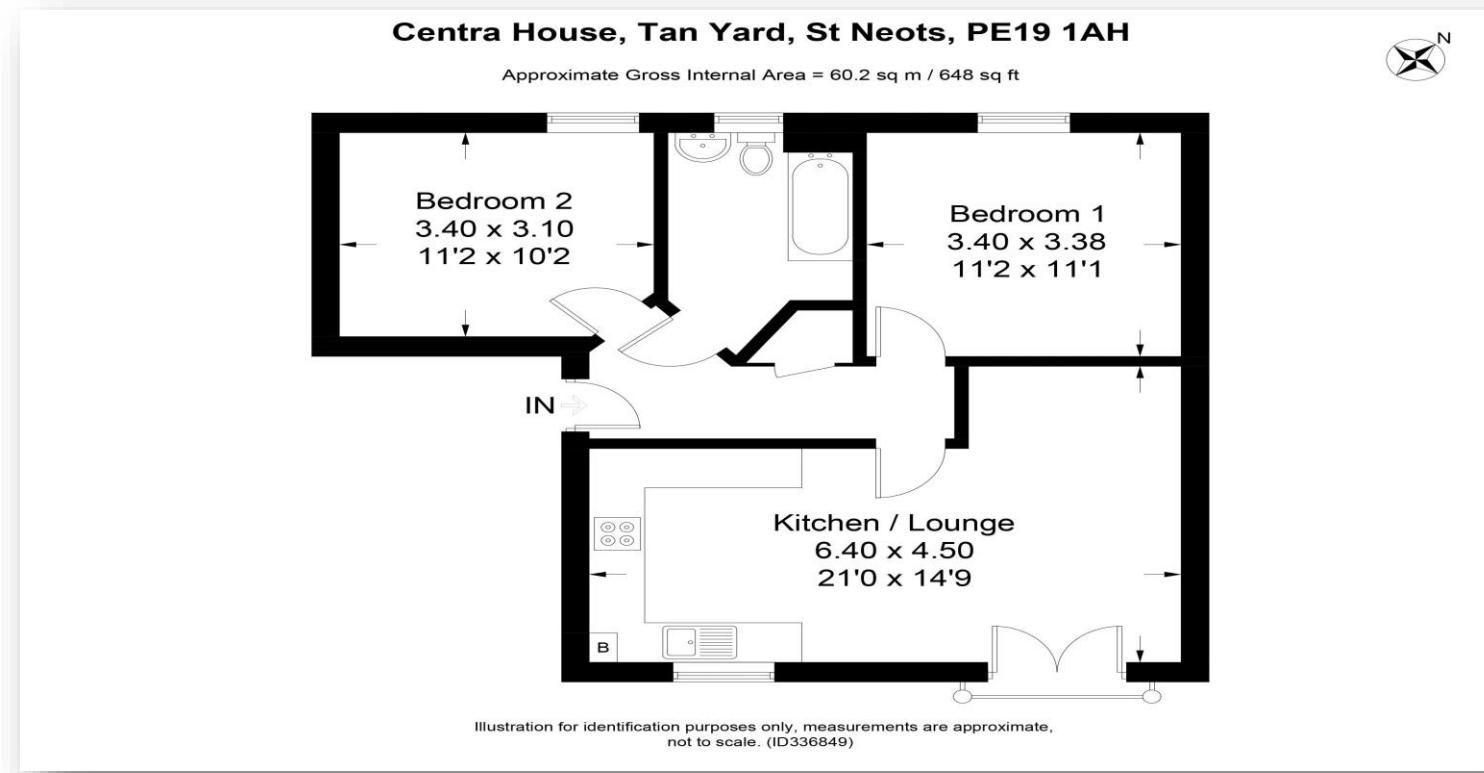




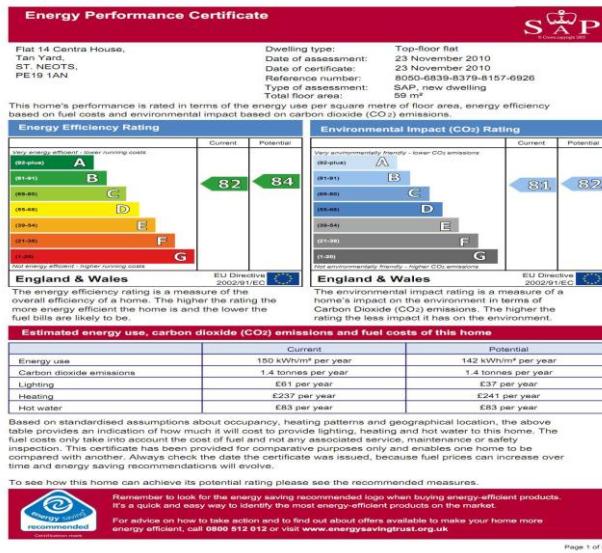


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## Energy Performance



## Useful Details

**Council Tax Band:** B

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

**EPC Rating:** B

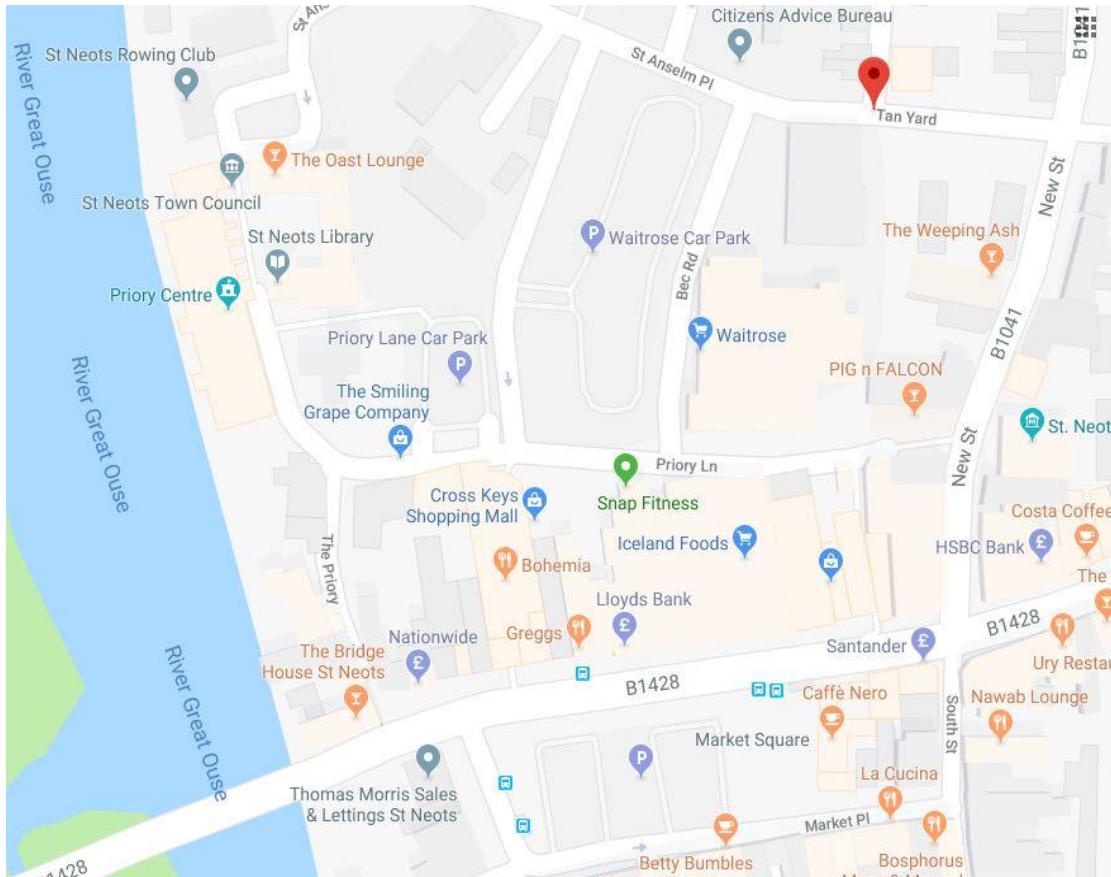
**Tenure:** Long term let available

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



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For advice on how to make your home more energy efficient, call 0800 812 012 or visit [www.energysavingtrust.org.uk](http://www.energysavingtrust.org.uk)



## 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.