



RUSSELL KILLNER
ESTATE AGENTS



BRITISH
PROPERTY
AWARDS
2024

GOLD WINNER

ESTATE AGENT
IN ST. NEOTS



7 Wistow Court

, St. Neots, PE19 8QP

Offers in excess of £140,000

*** FANTASTIC OPPORTUNITY FOR A FIRST TIME BUYER *** Situated in the desirable area of Eaton Ford, this one bedroom ground floor apartment comprises an entrance hall with a storage area, a comfortable open lounge, a generously sized double bedroom and a contemporary family bathroom with a walk in shower. The separate kitchen offers a range of high and low level units, an electric hob, electric oven, space for a freestanding washing machine and full height fridge freezer. This leasehold property further benefits double glazing, modern style electric radiator heating and allocated parking with ample visitor spaces.

Length of lease term 999 and years remaining: 960 Years.
Annual ground rent amount: £0.00 Peppercorn Ground Rent.
Management Company: HML
Annual service charge amount: Approx. £135.00 Per Month.

Type of Construction Materials: Brick and Tiled Roof.
Council Tax: Band A.
Energy Supplier: Bulb Energy.
Water & Sewerage Supplier: Anglian Water.
Broadband Supplier: EE/ BT.
Broadband Speed: 60MBPS Download Speed.
Mobile Signal/ Coverage: Current owner use's 02 with no issues.

- Fantastic opportunity for a first time buyer or investor
- Desirable one bedroom ground floor apartment
- Situated in a highly sought after cul de sac location
- Hosting a contemporary kitchen with space for essential appliances
- Well kept generously sized principal bedroom
- Boasting double glazing & Modern style electric radiators
- Allocated and ample visitor parking
- Peppercorn Ground Rent & 960 Years Remaining of the Lease
- Within walking distance of St Neots town and other local amenities
- Short drive to St Neots train station and on the doorstep of the A1 road links

Viewing

Please contact us on 0333 210 0179 if you wish to arrange a viewing appointment for this property or require further information.



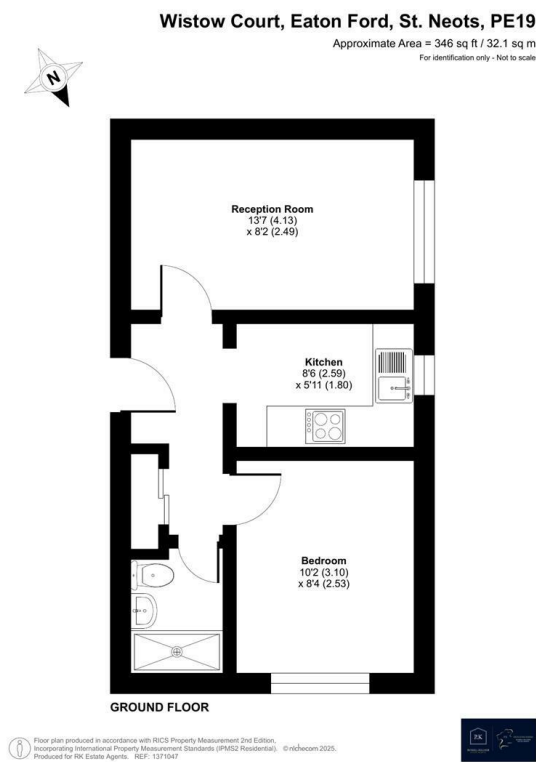
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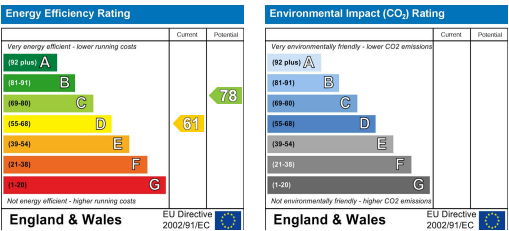
Floor Plan



Area Map



Energy Efficiency Graph



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