



RUSSELL KILLNER
ESTATE AGENTS



Grove Court Rampley Lane

Little Paxton, St. Neots, PE19 6PQ

Offers in excess of £230,000

*** GROUND FLOOR APARTMENT WITH EXCLUSIVE GARDEN *** Situated in the desirable village of Little Paxton, this spacious two bedroom ground floor apartment comprises a hallway with storage, a contemporary family bathroom, well kept generously sized principal bedroom, a good sized single room and an open lounge featuring patio doors leading to a low maintenance garden. 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, electric storage heating, a single garage on block with parking to the front and ample visitor spaces.

Length of lease term 999 and years remaining: 987 Years.
Annual ground rent amount: Included within service charge.
Annual service charge amount: Approx. £1322.92 Per Annum.
Management Company: Whites Property Services.

Type of Construction Materials: Brick & Block.
Council Tax: Band A.
Energy Supplier: EON Next.
Water & Sewerage Supplier: Anglian Water.
Broadband Supplier: TalkTalk.
Broadband Speed: Fibre.

- Fantastic opportunity for a first time buyer or downsizing
- Sought after village location with a community feel
- Desirable two bedroom ground floor apartment
- Open lounge featuring patio doors leading to a low maintenance garden
- Separate kitchen with space for essential appliances
- Well kept generously sized principal bedroom
- Garage on block with parking to the front and ample visitor spaces
- Over 950 years remaining on the lease
- Walking distance to Paxton Pits nature reserve and other local amenities
- Short drive to St Neots train station and on the doorstep of the A1 road links

Viewing

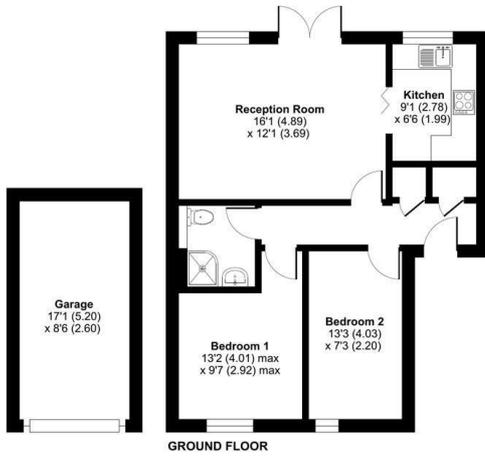
Please contact us on 0333 210 0179 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan

Rampley Lane, Little Paxton, St. Neots, PE1

Approximate Area = 597 sq ft / 55.4 sq m
 Garage = 146 sq ft / 13.5 sq m
 Total = 743 sq ft / 69 sq m
 For identification only - Not to scale



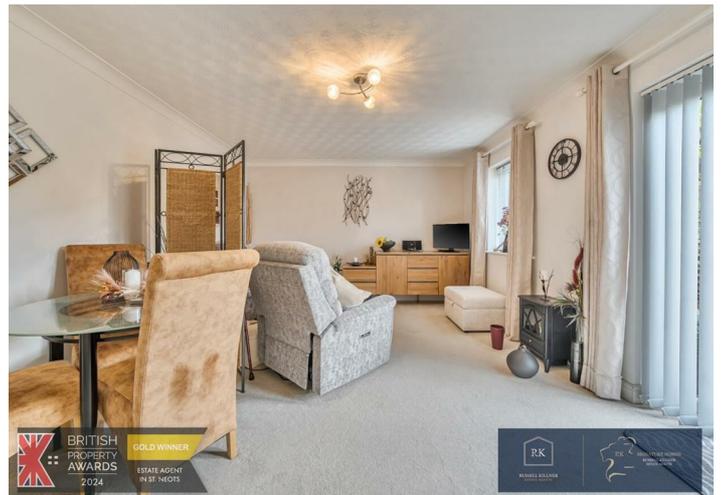
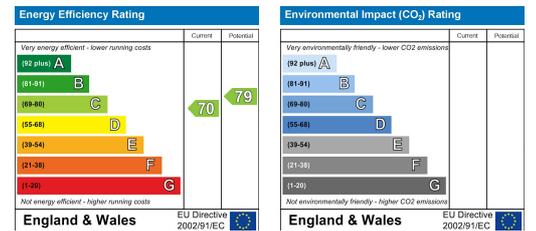
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). ©rickcom 2023. Produced for Rk Estate Agents, REF: 137577



Area Map



Energy Efficiency Graph



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