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8,Childs Pond Road,St. Neots, PE19 1TT

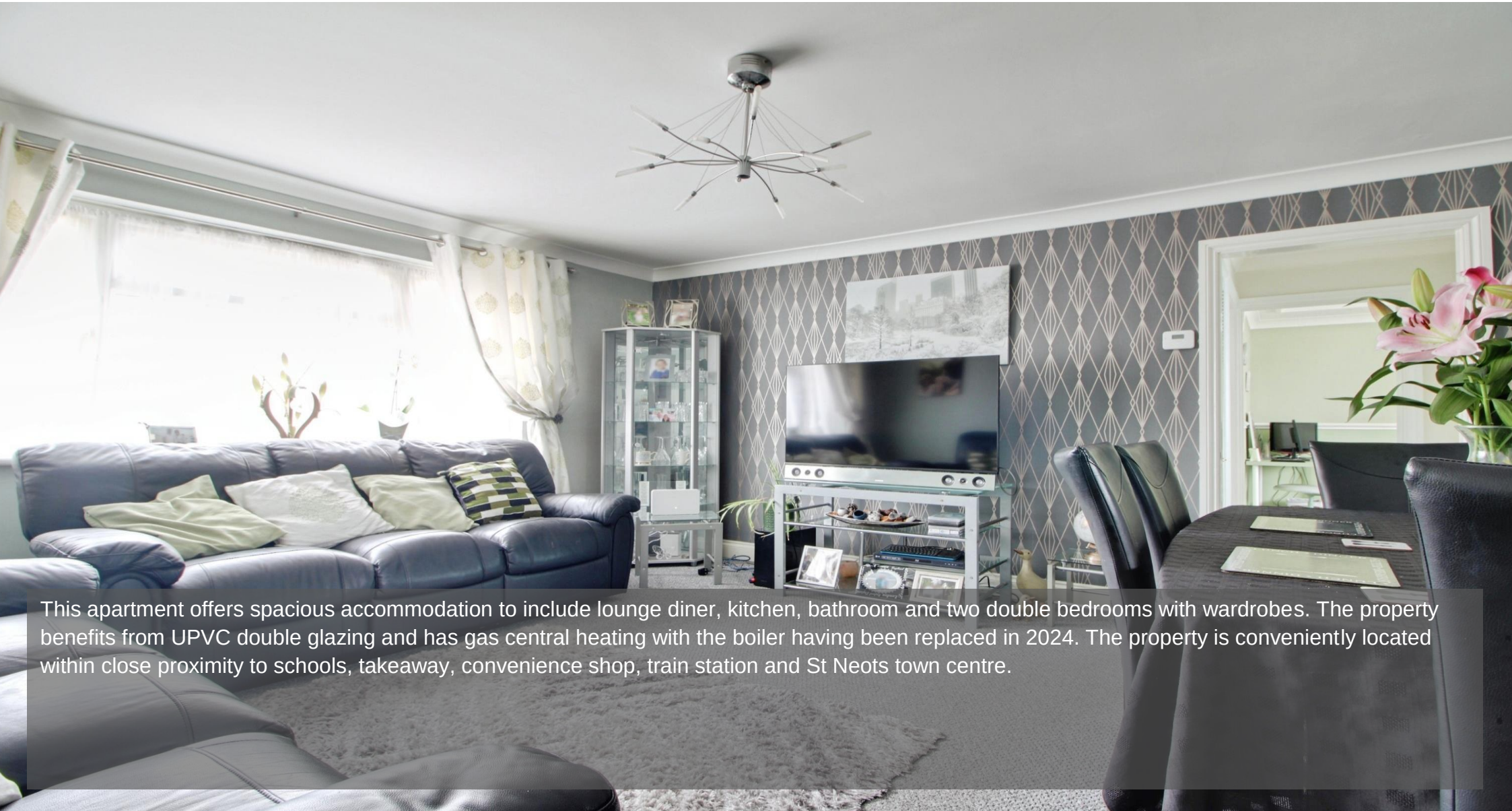
Bedrooms: 2 Bathroom: 1

£155,000

experience better

Property Features

- SPACIOUS ACCOMMODATION
- UPVC DOUBLE GLAZING
- NEW GAS CENTRAL HEATING BOILER 2024
- CLOSE TO TOWN CENTRE
- CLOSE PROXIMITY TO TRAIN STATION
- WALKING DISTANCE OF SCHOOL
- AMENITIES CLOSE BY TO INCLUDE CONVENIENCE SHOP & TAKEAWAY



This apartment offers spacious accommodation to include lounge diner, kitchen, bathroom and two double bedrooms with wardrobes. The property benefits from UPVC double glazing and has gas central heating with the boiler having been replaced in 2024. The property is conveniently located within close proximity to schools, takeaway, convenience shop, train station and St Neots town centre.


bread

Room Details & Dimensions

Hall

Carpet flooring. Radiator. Door leading to lounge diner.

Lounge Diner *13' 6" x 14' 8" (4.11m x 4.47m)*

UPVC double glazed window to rear aspect. Radiator. Carpet flooring.

Kitchen

Fitted with a range of base and eye level units. Sink, drainer and mixer tap. Space for under counter fridge, freezer, cooker and washing machine. UPVC double glazed window to front aspect. Wood effect flooring.

Inner Hallway

Carpet flooring. Cupboard housing gas central heating boiler. Doors providing access to bathroom and bedrooms.

Bathroom

Fitted with a three piece suite comprising of corner bath, wash basin set into vanity unit and wc. Tiled walls. UPVC double glazed window to front aspect. Radiator. Wood effect flooring.





Bedroom 1 *10' 3" x 13' 1" (3.12m x 3.98m)*

Carpet flooring. Radiator. UPVC double glazed window to rear aspect.

Bedroom 2 *10' 9" x 9' 3" (3.27m x 2.82m)*

Carpet flooring. Radiator. UPVC double glazed window to front aspect.

Other Information

Tenure: Leasehold Service charge : £144.82 per month Ground rent £10 per annum Lease remaining : 89 years Construction Type: Traditional Brick Parking: N/A Electric supply: Mains Electricity Water supply: Mains water Sewerage: Mains Sewerage Heating supply: Gas Central 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






LOVE



Floor Plan

Total floor area: 67.9 sq.m. (731 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:	Priory Junior School, Lonsands Academy
EPC Rating:	TBC
Tenure:	Leasehold
Term Remaining:	89 years

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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