



Wyre Crescent, St. Neots, PE19
Guide Price £250,000 - £270,000





If you're looking for modern versatile living, a home that's ready to move into in a well connected area, this 2-bed ground floor apartment has that and more.



Key Features

- 5 years old - 5 years remaining on warranty
- Immaculate condition
- Ground floor
- Allocated parking
- En-suite to master bedroom
- Lots of storage space
- Integrated kitchen appliances
- Easy access to A1, A428 and Cambridge
- Train station 5-minute cycle - 1 hour to London
- Nearby amenities and St Neots High Street just a 5 minute drive







••GUIDE PRICE £250,000 - £270,000••

••MAKE SURE YOU WATCH THE VIDEO TO SEE EVERYTHING THIS HOME AND AREA HAS TO OFFER••

This 2-bedroom ground floor apartment offers versatile modern living that's perfect for someone looking for a ready-to-go property, whether you're buying your first home, downsizing or looking for a well-connected area to live in.

Being on the ground floor makes access easy and bringing in the shopping is a breeze with an allocated parking space just outside. Communal parking is also nearby for when friends and family come to visit.

Each room is a good size, making the space feel open and comfortable. Convenient storage spaces throughout make it easy to hide away the everyday essentials that can sometimes clutter a space.

The lounge is light and bright and the patio door opens up the room to the outside with your own terrace space. The addition of the Red Robin hedges add colour and privacy.

The kitchen is separated from the lounge with a dividing wall which allows more cupboard space. Appliances including a washer dryer, dishwasher, fridge & freezer are integrated and hidden from view with matching cupboard doors and modern touches including USB ports in the plug sockets are perfect for using kitchen appliances and every day devices at the same time.

Clever storage design inside the cupboards makes accessing food and utensils easy and makes use of all the space available.

The master bedroom includes integrated storage and has had stylish, fitted wardrobes and side tables added allowing further space for clothes. The en-suite in the master is a good size and includes a walk-in shower.

The family bathroom includes a bath which is perfect for families with young children or to just unwind at the end of a busy day.

The second bedroom is an accommodating space which would be perfect as a nursery / child's bedroom, guest bedroom or office space.

Another benefit of the apartment is the amount of storage space throughout. As well as what's found in the kitchen and master bedroom, there's a large cupboard inside the main entrance and another off the main hall. Perfect for storing everyday items that you don't want on show or cluttering the apartment.

Outside the building, next to the main entrance is the main bin store for residents, making taking out the rubbish easy. A secure large bike store is next to that for those who like to cycle.

What's it like to live in the area?

Wintringham is a peaceful location with a good community spirit. A network of footpaths and cycleways (due to be in the region of 10k when complete) which will connect you to the local area and nature, with trees, hedgerows, lakes and ponds attracting local wildlife.

Local amenities are close to hand with a Tesco Express at nearby Loves Farm, a David Lloyd Gym and plans to add further retail space including an M&S Foodhall in the near future.

Wintringham Primary School is a short walk and a choice of secondary schools within 1.5 miles and there are multiple parks nearby for children to play.

The market town of St Neots offers everything you should need with a wide range of retail and leisure facilities. The River Great Ouse that goes through the town is a great place to unwind and enjoy the outdoors.

Connections

The train station is a 5 minute cycle, connecting you to London within an hour as well as being a direct link to Peterborough which connects to the rest of the UK.

Buses stop nearby, providing easy access to the town centre, Cambridge, Bedford and beyond.

Access to the A1 and A421 is easy and connects you to the rest of the UK and the A428 (which is being improved) is close by, making traveling to Cambridge easy.

Additional Info

Service Charge: £926.32 annually

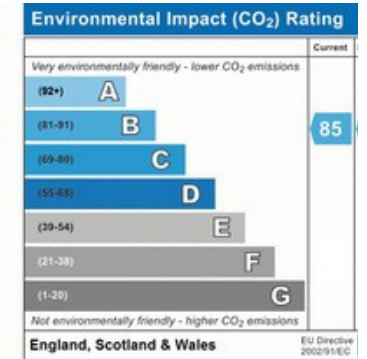
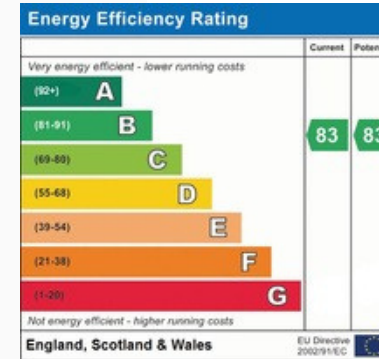
Ground Rent: Peppercorn

Council Tax Band B: £2008.42



Total Area: 73.1 m² ... 786 ft² (excluding terrace)

All measurements are approximate and for display purposes only



Craig Burkitt Bespoke Estate Agent

07359 252763 | craig.burkitt@kwuk.com | <https://www.kwuk.com/agent/craig-burkitt/>

