



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.



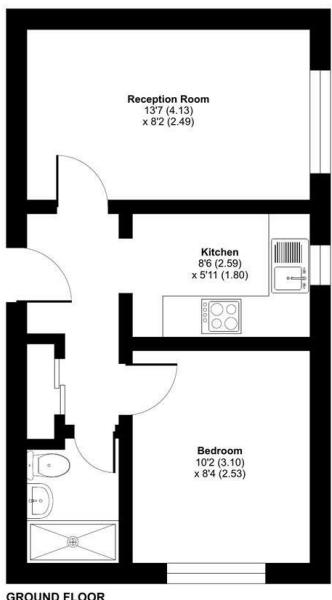
Floor Plan



Wistow Court, Eaton Ford, St. Neots, PE19

Approximate Area = 346 sq ft / 32.1 sq m

For identification only - Not to scale



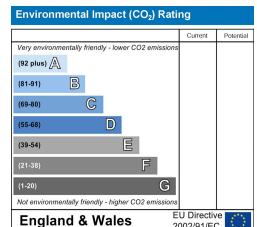
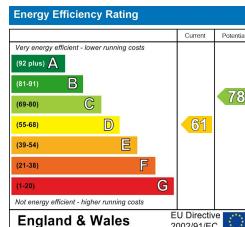
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2025. Prepared for RKE Estate Agents. Ref: 1371047



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.