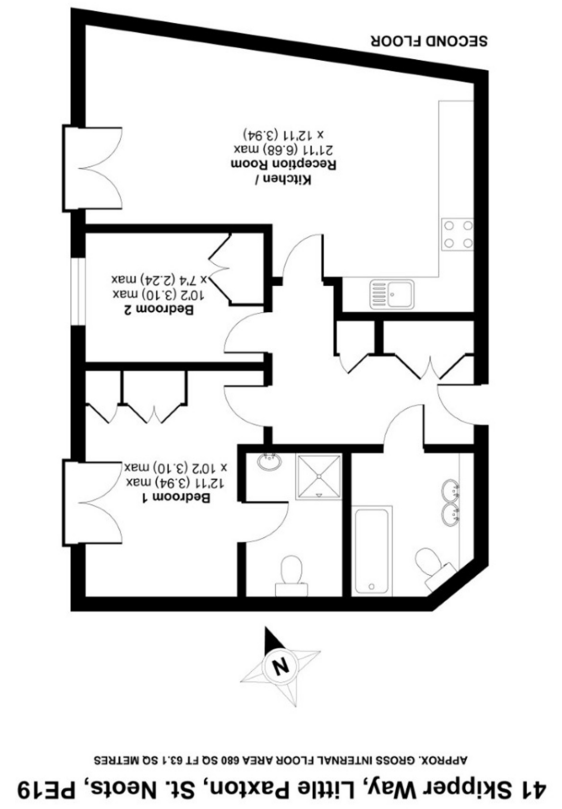


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Energy Efficiency Rating	
Very energy efficient - lower running costs	Very energy inefficient - higher running costs
A (92-100)	G (1-20)
B (81-91)	F (21-30)
C (69-80)	E (31-40)
D (55-68)	D (41-54)
E (39-54)	C (55-68)
F (29-38)	B (69-80)
G (1-20)	A (92-100)

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 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only and should not be relied upon for any legal purpose. Any figures given for label specifically no guarantee is given on the total square footage of the property shown on the plan. Any figures given for label guidance only and should not be relied upon as a basis of valuation.







## 41 Skipper Way, Little Paxton, St Neots PE19 6LT Offer in excess of £200,000

- A purpose built TWO DOUBLE BEDROOM SECOND FLOOR apartment situated in this popular Riverside village location.
- Family bathroom and En-Suite Shower Room to master bedroom.
- OFFERED WITH NO FORWARD CHAIN.
- OPEN PLAN living and kitchen area with a range of INTEGRATED APPLIANCES.
- UNDERCROFT ALLOCATED PARKING SPACE.
- Early Viewing Recommended.

### ground floor

Communal entrance door with intercom entry system.

### Communal Hallway

Staircase rising to first and second floor. Internal door leading to covered under croft allocated parking.

Personal door leading to

### Second Floor

#### Entrance hall

Built in double storage cupboard, built in airing cupboard housing electric heater, radiator, coving to ceiling, telephone point. Doors leading off the Open plan Living / Kitchen area, Bedrooms and Bathroom.

#### Open Plan Living and Kitchen Area

6.68m x 3.94m max (21' 11" x 12' 11" max). Juliet Balcony to front aspect, coving to ceiling, wall lights, two radiator, telephone and television point, wall mounted electric fire.

#### Kitchen Area

Fitted wood kitchen comprising of inset single drainer stainless steel sink unit with cupboards under. A range of base and wall mounted units, incorporating drawer units, complimentary work surface over, pelmet lighting and underlighting to wall cupboards, tiled splash back surrounds, tiled floor. A range of integrated appliances to include electric oven and hob with extractor hood over, microwave oven, slimline dishwasher, fridge freezer and free standing washing machine.

#### Bedroom One

3.94m x 3.10m max (12' 11" x 10' 2" max). Juliet Balcony to front aspect, radiator, built in double wardrobe, built in cupboard housing central heating boiler, telephone point, television point, wall lights. Door to En-Suite Shower Room

#### En Suite Shower Room

Fitted white suite comprising of low level WC, pedestal wash hand basin and fully tiled shower cubicle, tiled splash back surrounds and tiled floor, heated towel rail, extractor fan, wall mounted mirror with over light, shaver point.

#### Bedroom Two

3.10m x 2.24m (10' 2" x 7' 4"). Window to front aspect, radiator, television point and telephone point, built in double wardrobe.

#### Bathroom

Fitted white suite comprising of low level WC, side panelled bath with mixer tap shower attached over, twin 'his and hers' wall mounted wash hand basins, wall tiling to half height, tiled floor, heated towel rail, wall mounted mirror with light, shaver point, extractor fan.

#### Communal Gardens

The apartment is situated on this Riverside development and is surrounded by beautifully maintained gardens with riverside walks and seating areas.

#### Covered Undercroft Parking

There is one allocated covered under croft parking space and additional visitor parking spaces.

#### Lease Details

The apartment has 999 year lease from 2002. The yearly service charge is approximately £2070 and the Ground Rent is £150 per year.

