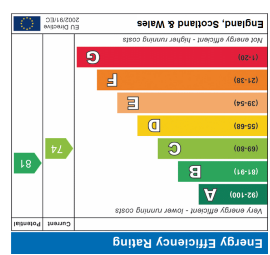
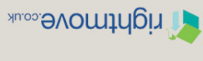


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever in relation to this property.





## Flat 49 Waterside Court, Church Street, St Neots PE19 2BL £150,000

- A very well presented SECOND FLOOR ONE BEDROOM RETIREMENT APARTMENT situated in the desirable town centre development.
- Refitted Shower Room.
- LIFT TO ALL FLOORS.
- STUNNING VIEWS OVER GARDENS & ST MARYS CHURCH.
- Residents Lounge, Laundry Room and resident Manager.
- No forward chain.

### Ground Floor

#### Communal Entrance

Secure Communal Entrance with telecom entry system, Managers Office, Residents Lounge and Laundry Room.

Stairs and LIFT to all floors.

### SECOND FLOOR LANDING

Door to

#### Entrance Hall

coved ceiling, electric night storage heater, large storage and airing cupboard with hot water cylinder

#### Lounge Dining Room

5.38m x 3.21m (17' 8" x 10' 6"). Window to the front aspect with views over the gardens and St Marys Church, coved ceiling, electric night storage heater, feature fireplace with electric point, TV & telephone points, glazed double doors to

#### Kitchen

2.28m x 2.13m (7' 6" x 7') window to the front aspect with views over the gardens and St Marys Church, base and eye level cupboards, drawer units, work surfaces with tiled splash backs, stainless steel single drainer sink unit, integrated electric oven and grill, electric hob and extractor, under worksurface space for fridge and freezer, electric fan heater

#### Bedroom

4.40m x 2.64m (14' 5" x 8' 8") window to the front aspect with views over the gardens and St Marys Church, fitted furniture including wardrobes, chest of drawers, dressing table / vanity unit, coved ceiling, electric night storage heater

#### Shower Room

2.79m x 1.85m (9' 2" x 6' 1"). large walk in shower enclosure with electric shower, W.C, vanity unit with wash basin, towel radiator, coved ceiling, electric fan heater, fully tiled walls, extractor fan.

### Communal Facilities

The development offers a communal residents Lounge, Laundry Room, Guest Suites, and onsite Manager. The development also offers residents parking area and communal landscaped gardens.

### Leasehold

The LEASE is 125 years from 1997 with approx. 100 years remaining.

GROUND RENT £515.58 per annum.

SERVICE CHARGE £2485.04 per annum.

