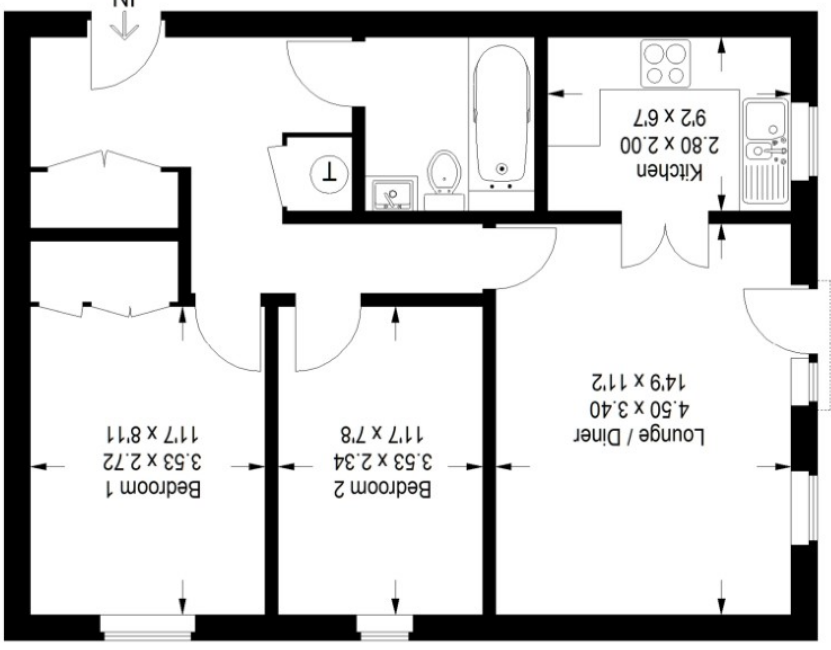


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever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



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 889272)  
Housepix Ltd



Approximate Gross Internal Area  
58.5 sq m / 630 sq ft  
**Flat 1, Cavendish Court, Crosshall Road,  
Eaton Ford, St. Neots, PE19 7SR**







- Light and bright dual aspect apartment
- Two bedrooms
- Residents lounge with river facing terrace, guest suite, laundry room and hairdressing salon
- First floor with views to the front
- No forward chain
- Stunning location close to town centre, riverside park and River Great Ouse

**Ground Floor**

**Communal Entrance Hall**

intercom entry system, lift & stairs to all floors

**First Floor**

**Accommodation**

Door to

**Entrance Hall**

coved ceiling, double cloaks cupboard, electric storage heater, intercom entry system, airing cupboard with hot water cylinder

**Lounge & Dining Room**

French doors to Juliet balcony to the front aspect, window to the front aspect, coved ceiling, wall light points, TV point, electric storage heater, glazed double doors to

**Kitchen**

window to the front aspect, base and eye level cupboards, drawer units, work surfaces with tiled splash backs, one and a half bowl sink unit, integrated oven, hob and extractor, plumbing for washing machine or dishwasher, space for fridge freezer, kick-space electric heater

**Bedroom One**

window to the side aspect, coved ceiling, electric storage heater, double wardrobe

**Bedroom Two**

window to the side aspect, coved ceiling, electric heater

**Bathroom**

bath with mixer tap and shower attachment with fully tiled surround, W.C, vanity unit with wash basin, heated towel rail, shaver socket with light, electric fan heater

**Outside**

the property is surrounded by communal gardens and shared parking

**Communal Facilities**

a RESIDENTS LOUNGE with large sun terrace overlooking the gardens and Riverside Park, GUEST SUITE, LAUNDRY ROOM, HAIRDRESSING SALON and onsite Manager

**Leasehold**

the Lease is 125 years from 1st January 1999 and therefore has approx. 101 years remaining.

SERVICE CHARGE approx. £4,040 per annum.

GROUND RENT approx. £600 per annum.

this information is provided by our Seller and should be verified by Buyers legal representative.

