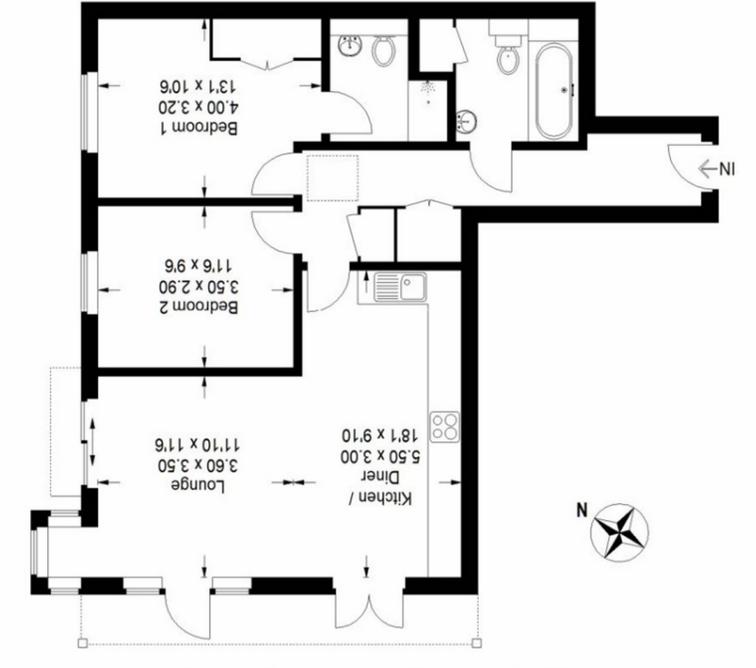


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever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



Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
A (92-100)	A (19-48)
B (81-91)	B (49-64)
C (69-80)	C (65-80)
D (55-68)	D (81-90)
E (39-54)	E (91-120)
F (29-38)	F (121-150)
G (1-28)	G (151-200)

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 663421)



Red Admiral Court, Little Paxton, St. Neots, PE19 6BU
 Approximate Gross Internal Area = 76.6 sq m / 824 sq ft





- Contemporary third (TOP) floor apartment
- Under-croft secure parking
- Two DOUBLE bedrooms
- Favoured Riverside development
- No forward chain
- Lift access to all floors.
- Stylish open-plan living accommodation
- Two bathrooms
- Easy access to the mainline railway station (London Kings Cross in under 40 minutes)

Ground Floor

Communal Entrance

Secure communal entrance with intercom entry system, stairs and LIFT TO ALL FLOORS, secure door to the undercroft parking

Third Floor

Door to

Entrance Hall

Intercom entry handset, two radiators, airing cupboard with hot water cylinder, cupboard housing gas fired boiler

Living Room & Kitchen

6.47m x 5.50m narrowing to 3.59m (21' 4" x 18' 1"/11' 9") A dual aspect RECEPTION ROOM with JULIET BALCONY, doors leading to the REAR ASPECT BALCONY with OPEN VIEWS, radiators, TV & telephone points

Kitchen

Base and eye level cupboards, drawer units, work surfaces, one and a half bowl composite sink unit, integrated appliances to include oven, hob, dishwasher, washer dryer and fridge freezer

Bedroom One

4.18m x 3.18m (13' 9" x 10' 6" maximum). Window to the side aspect, built in double wardrobe, TV point, radiator

En-Suite Shower Room

Fully tiled double shower, close coupled W.C, wash basin, radiator

Bedroom Two

3.31m x 2.86m (11' 2" x 9' 5") Window to the side aspect, radiator

Bathroom

2.18m x 1.97m (7' 2" x 6' 6") Panel bath with mixer tap and hand held shower attachment, pedestal wash basin, close coupled W.C, radiator, built in cupboard

Parking

Secure under-croft parking with one allocated parking space. There are visitors parking spaces within the development

Leasehold/Agents notes

The original Lease is dated December 2014 for 125 years with 116 years remaining. SERVICE CHARGE £1318.00per annum with GROUND RENT of £275.00 per annum.

The apartment is currently LET on a rolling month-to-month contract. Notice would need to be served to the current tenant.

