

Approximate Gross Internal Area = 56.3 sq m / 606 sq ft

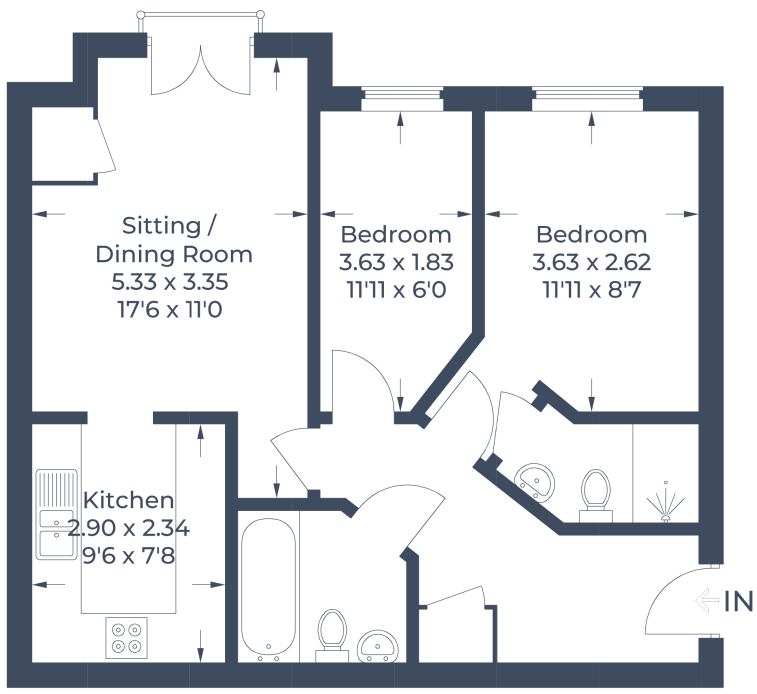
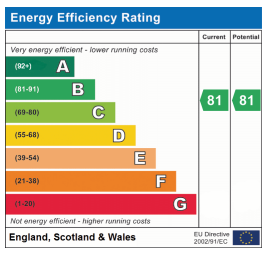


Illustration for identification purposes only,
measurements are approximate, not to scale.
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106 Buttercup Avenue, Eynesbury, St Neots, Cambridgeshire PE19 2LE £195,000

- Beautifully presented second floor two bedroom apartment
- Two double bedrooms
- Double Glazed and Gas Radiator central heating
- Security intercom entry system
- EARLY INTERNAL INSPECTION HIGHLY RECOMMENDED.
- Open plan LIVING AND KITCHEN AREA
- En Suite Shower Room to main bedroom
- Secure gated allocated parking space
- Ideal for First time buyers, single person or investment buyer















Ground Floor

Communal Entrance Hall
Approached via security entrance door. Staircase rising to 1st and 2nd floor.

Entrance Hall
Approached via entrance door, security intercom, solid wood flooring, radiator, central heating thermostat, built in shelved storage cupboard, access to loft space. Doors leading to bedrooms, bathroom, and living area.

Lounge
Double glazed Juliette balcony to front aspect, solid wood flooring, built in storage cupboard housing central heating boiler, radiator, television point. The living area opens through in to the Kitchen.

Kitchen
Fully fitted white kitchen comprising of one and half bowl single drainer sink unit with cupboards under. A comprehensive range of base and wall mounted cupboards offering ample storage space, incorporating drawer units, complimentary worksurface, space for fridge freezer, plumbing for automatic washing machine and dishwasher, built in gas hob with extractor hood over and built in electric oven, solid wood flooring.

Bedroom One
Double glazed window to front aspect, radiator. Door leading to En Suite Shower room.

En Suite Shower Room
Fitted white suite comprising of fully tiled double shower cubicle, low level WC, pedestal wash hand basin, tiled splashback surrounds, tiled floor, radiator, extractor fan.

Bedroom Two
Double glazed window to front aspect, radiator.

Bathroom
Fitted white suite comprising of low level WC, side panelled bath with shower over, pedestal wash hand basin, tiled floor, tiled splashback surrounds, radiator.

Outside
To the rear of the block is a communal bin store.

Secure Parking
The allocated parking space for the property is situated to the rear of the block of flats and approached via secure remote control gates.

Agents Notes
LEASE INFORMATION - 125 year lease from 2010.
GROUND RENT - £250 per annum (this charge is fixed for the duration of the lease)
SERVICE CHARGE - £240.20 per calendar month.