THOMAS MORRIS



40 Marbled White Court, Little Paxton, PE19 6SJ **Guide Price: £180,000 - £200,000**

- Spacious Modern Apartment
- Two Double Bedrooms
- Main Bedroom with En Suite
- Fantastic Open Plan Living
- Fitted Kitchen with built in Appliances
- No Forward Chain
- Under Croft Parking
- Ideal First Time Purchase
- Leasehold
- Energy Rating – C/78

Set within the highly sought-after village of Little Paxton, this bright and spacious two double bedroom, two bathroom apartment offers modern, low-maintenance living in a convenient location. Ideally positioned within walking distance of local amenities and with easy access to St Neots town centre, the property is offered for sale with no onward chain and benefits from secure allocated undercroft parking.

Council Tax Band – B Huntingdon District Council





Entrance Hallway

Open Plan Living/Dining/Kitchen *22'8" x 11'4" (6.9m x 3.45m).*

Bedroom One *13' x 9'2" (3.96m x 2.8m).*

En Suite

Bedroom Two *13'2" x 9'1" (4.01m x 2.77m).*

Bathroom

Undercroft Parking



Leasehold Information
Lease Length: 113 Years .
Ground rent: £250 Per Annum
Service charge: £2,682 Per Annum
Every effort has been made to obtain the lease information listed above. The information has been provided to Thomas Morris who make no warranty as to its accuracy or completeness and as such details should be confirmed by a solicitor if a purchase is undertaken.

To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £80 incl. VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

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We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Thomas Morris.

Disclaimer
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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