



7 Knights Court, St. Neots, PE19 1AB Offers in excess of: £190,000

- Well Presented top-floor Apartment
- Spacious Kitchen/Living Area
- Ideal for First-time Buyers, or Investors
- Town Centre Location
- Two Generous Double Bedrooms
- Communal Garden Area
- Allocated Parking Space
- Easy access to St Neots Train Station
- Leasehold
- Energy Rating - C/78

A fantastic opportunity for first-time buyers, downsizers, or investors alike. This well-presented two-bedroom top-floor apartment offers a spacious entrance hallway, two generous south-facing double bedrooms, a modern family bathroom, and an open-plan living space. The kitchen is fitted with a range of wall and base units, a gas hob, electric oven, and space for a freestanding washing machine and full-size fridge/freezer. The bright and welcoming lounge area provides ample space for both seating and dining. Outside, residents can enjoy a communal rear garden with a seating area, perfect for relaxing during the warmer months. Further benefits include gas central heating, double glazing throughout, and an allocated parking space. Council Tax Band – B Huntingdon District Council



Entrance Hall

Bedroom One 11'10" x 11'3" (3.6m x 3.43m).

Kitchen/ Living Area 1'9" x 11'5" (0.53m x 3.48m).

Bathroom

Bedroom Two 13'4" x 8'3" (4.06m x 2.51m).

Allocated Parking Space



Leasehold Information

Lease Length: 104 Years .
Ground rent: £150 Per Annum
Service charge: £1,856 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.

Thomas Morris

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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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