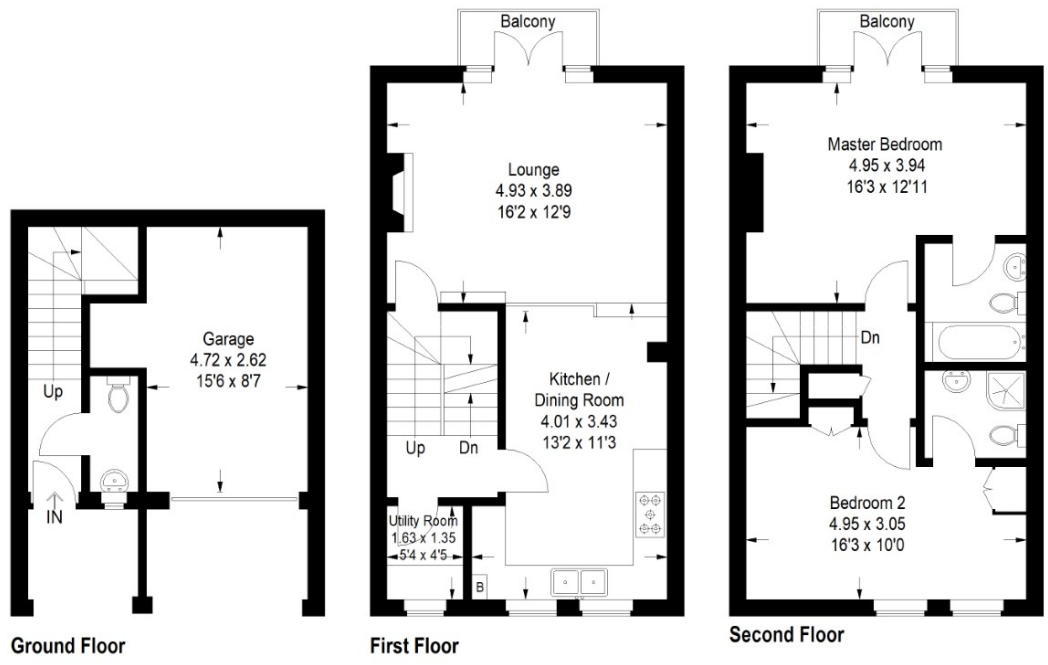
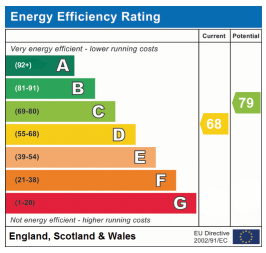


Chandlers Wharf St Neots, PE19 2AL

Approximate Gross Internal Area = 109.7 sq m / 1181 sq ft
(Including Garage)



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. (ID952704)
Housepix Ltd



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 therefore do not constitute any part of any contract. Peter Lane & Partners or any employee therefore do not have the authority to make or give any warranty, guarantee or representation whatsoever in relation to this property.

6 Chandlers Wharf, St Neots, Cambridgeshire PE19 2AL £300,000

- Town centre gated location.
- Balconies off both Lounge and Bedroom One overlooking St Neots Marina.
- Utility Room.
- Beautifully presented throughout.
- Two En-Suite Bedrooms.
- Refitted Kitchen and Bathrooms.
- Garage.
- 1150 sqft.















Ground Floor

Accommodation
Part glazed door to

Entrance Hall
stairs to half-landing, radiator, tiled floor

Cloakroom
W.C, pedestal wash basin, radiator, tiled floor, frosted window

Lounge
double height ceiling, French doors to a Balcony overlooking St Neots Marina, feature fireplace, TV point, radiator, wall lights, stairs up to the Kitchen Dining Room

First Floor

First Floor Landing
stairs to the Second Floor Landing, radiator, smoke detector.

Kitchen Dining Room
refitted with base and eye level cupboards, glass fronted display cabinets, pull-out larder unit, work surfaces with tiled splash backs and stainless steel one and a half bowl sink unit, integrated appliances to include Neff electric fan assisted oven, microwave, Stoves 5 burner gas hob and extractor, integrated dishwasher and space for fridge freezer, gas fired boiler, two windows to the front aspect, wood flooring, radiator

Utility Room
work surface, plumbing for washing machine, space for tumble dryer, radiator, frosted window

Second Floor

Second Floor Landing
built in storage cupboard, smoke detector.

Bedroom One
French doors to a Balcony overlooking St Neots Marina, coved ceiling, radiator

En-Suite Bathroom
refitted and comprising bath with mixer taps, hand-held shower attachment and rain shower, vanity unit with wash basin and W.C, towel radiator, electric shaver socket, extractor fan.

Bedroom Two
two windows to the front aspect, two fitted wardrobes, radiator, access to loft space.

En-Suite Wet Room
a fully tiled wet room with shower, W.C, wash basin, electric towel radiator, under floor heating, extractor fan.

Outside

Garage
up and over door, power & light

AGENTS NOTE
Chandlers Wharf is subject to a management charge for the upkeep of communal areas, lighting, external window cleaning and the operation of the electric gates, both vehicular and pedestrian.

The annual service charge payable is to be confirmed. It is believed to be in the region of £1000 per annum

Contact Us
If you require any additional information or would like to arrange a viewing, please call our St Neots Office on 01480 406400.