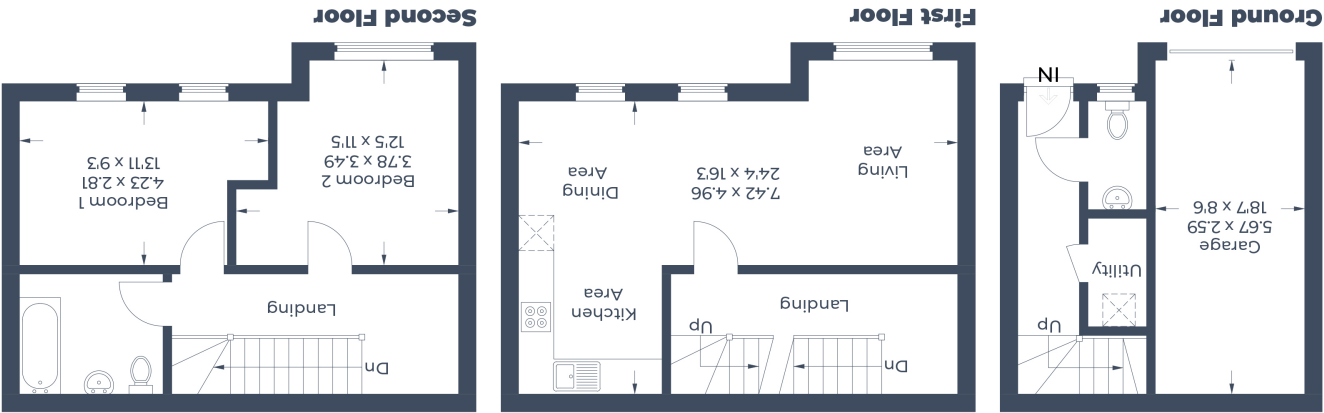


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever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



Illustration for identification purposes only, measurements are approximate, not to scale.
© CJ Property Marketing



Approximate Gross Internal Area
Ground Floor = 11.1 sq m / 119 sq ft
First Floor = 39.3 sq m / 423 sq ft
Second Floor = 39.3 sq m / 423 sq ft
Garage = 14.5 sq m / 156 sq ft
Total = 104.2 sq m / 1,121 sq ft





9 Chandlers Wharf, St Neots, Cambridgeshire PE19 2AL

£275,000

- Well presented two double bedroom Mews House
- Single Garage
- Modern kitchen & bathroom
- No Forward Chain

- Gated development located within the town centre
- 24ft Reception space
- Viewing highly recommended and strictly by appointment

Agents Notes

this is a LEASEHOLD property, with an initial lease term of 999 years of which 977 remain

there is an estate management fee payable annually of approx. £1097.02 (to be confirmed) which covers the upkeep of the communal areas, exterior lighting, refuse collection and maintenance of the electronic pedestrian and vehicular access gates along with buildings insurance

there is no ground rent payable

the property is fitted with a water meter and the managing agents split the bill based on usage, charged quarterly

ACCOMMODATION

composite door to:

Hallway

staircase rising to the First Floor Landing

Cloakroom

two piece white suite to comprise low level W.C., and wash hand basin, splashback wall tiling, radiator, frosted window to the front

Utility Room

plumbing for automatic washing machine with additional space for tumble dryer over

First Floor Landing

radiator, staircase rising to the Second Floor Landing

Kitchen

a recently refitted kitchen comprising of wall mounted and floor level storage cupboard units, fitted worksurfaces with inset sink unit, splashback wall tiling, integrated electric oven with 4 burner gas hob and extractor over, dish washer and fridge

Reception Room

radiator, three windows to the front aspect

Second Floor Landing

access to the loft space

Bedroom One

radiator, two windows to the front aspect

Bedroom Two

radiator, window to the front aspect

Bathroom

three piece white suite to comprise panel bath with shower over and shower screen, low level W.C., and wash hand basin, splashback wall tiling (fully tiled to bath), heated towel radiator

Single Garage

with up & over door, power and light connected

