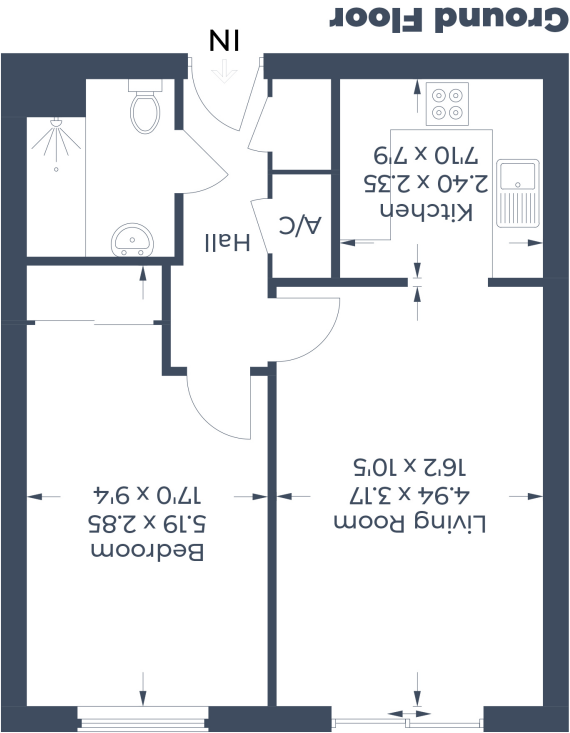
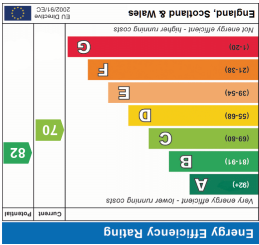




Approximate Gross Internal Area = 45.5 sq m / 490 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.
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7 Old Market Court, St Neots, Cambridgeshire PE19 1DJ Guide Price £160,000

- Well presented GROUND FLOOR APARTMENT FOR over 55's
- REFITTED KITCHEN
- Private landscaped communal gardens
- Private residents parking area
- OFFERED WITH NO CHAIN
- Highly sought after TOWN CENTRE development
- REFITTED SHOWER ROOM.
- Refitted Modern electric radiators
- Communal facilities include a residents lounge, laundry room, hairdressers and visitors Guest Suite
- Internal viewing highly recommended

Ground Floor

Communal Hall

Secure communal entrance with access to Mangers office and communal Lounge. Personal entrance door to the apartment

Entrance Hall

Large built in shelved airing cupboard housing hot water cylinder, additional built in storage cupboard with fitted hanging rail, electric radiator, coving to ceiling, security intercom system. Doors leading off to Lounge, Bedroom and Shower Room

Lounge

Sliding double glazed doors leading out to paved patio area and the landscaped communal gardens, wall mounted electric radiator, coving to ceiling, television point. Opening leading into the Kitchen.

Kitchen

An attractive refitted kitchen comprising of inset single drainer stainless steel sink unit with cupboards under. A comprehensive range of base and wall mounted cupboards incorporating drawer units, and glass fronted display cabinets, with underlighting to the wall units, complementary worksurface and tiled splashback surrounds. Built in electric oven and hob with cooker hood over, free standing washing machine and fridge freezer, coving to ceiling

Bedroom

Double glazed window to rear aspect offering views over the communal gardens, built in mirror fronted sliding door double wardrobe to recess area offering hanging and shelved storage space, coving to ceiling.

Shower Room

A refitted shower room comprising of walk in double shower cubicle with fitted hand rails and seat, low level WC, pedestal wash hand basin, wall mounted bathroom cabinet, wall mounted electric Dimplex heater, coving to ceiling.

Outside

To the front of the development is a good size residents parking area. To the rear of the development are established and beautifully maintained communal gardens offering a lawn area, flower and shrub borders and beds, seating areas, communal drying area and bin store

Communal Facilities

Old Market Court has a Manger in situ from Monday to Friday (hours vary). There is also a residents Lounge with kitchen, laundry room and Hairdressers. The building is fitted with Careline alarm system throughout. There are lifts to all floors, and a Guest Suite which can be rented out to visitors on a daily basis.

Agents Notes

LEASE DETAILS - 139 year lease from 01/08/1987 - approximately 99 years remaining.

SERVICE CHARGE - The current annual service charge is £3028.91 which is paid in January.

GROUND RENT - £215.64 per annum which is paid in 2 instalments on 1st April and 1st October

