THOMAS MORRIS



2 Stone Hill, St. Neots, PE19 6AA

Offers in excess of: £180,000

- Ground Floor Apartment
- Two Double Bedrooms
- Open Plan Living/Dining/Kitchen
- En Suite to Main Bedroom
- Short Walk to Station
- Allocated Parking
- Ideal First Time Purchase
- Modern Development
- Leasehold
- Energy Rating - C/78

Ideally situated within this modern development, this spacious two-bedroom ground floor apartment offers well-proportioned accommodation and is conveniently located within a short walk of the railway station. The accommodation comprises a welcoming entrance hall, a generous living/dining/kitchen providing a comfortable space for relaxing and entertaining. There are two well-proportioned double bedrooms, with the principal bedroom benefiting from its own en-suite shower room, in addition to a separate bathroom. Allocated Parking Space.

Council Tax Band – B Huntingdonshire District Council DRAFT DETAILS





Entrance Hallway

Open Plan Living/Dining/Kitchen *21'9" x 12 (6.63m x 12)*.

Bedroom One *9'11" x 9'9" (3.02m x 2.97m)*.

En Suite

Bedroom Two *11'3" x 8'3" (3.43m x 2.51m)*.

Bathroom

Allocated Parking Space



Leasehold Information

Lease Length: 130 Years .

Ground rent: £200 Per Annum

Service charge: £2,143 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.

Section 21 notice: In accordance with section 21 of the Estate Agents Act, Thomas Morris is required to disclose that the seller of this property is a connected person with that company and are, therefore, disclosing an interest in the property prior to any negotiation.

Thomas Morris

4-6 Market Square, St. Neots, Cambridgeshire, PE19 2AW

T: 01480 403020

enquiries.stneots@thomasmorris.co.uk

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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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