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Flat 1, 6 Highfield House, Kings Road, St Neots, Cambridgeshire PE19 1LF

Guide Price £120,000

- OFFERED WITH NO FORWARD CHAIN
- Poplar location close to the town centre and walking distance of the station
- Double glazed windows
- In need of cosmetic updating and redecoration
- Early viewing recommended.
- Converted One bedroom GROUND FLOOR FLAT
- Gas fired central heating
- One allocated parking space to the rear
- Ideal for fist time buyers or single person



Communal Entrance Hall
Approached via communal entrance door to front aspect

Entrance Hall
Entrance door from communal hallway. coving to ceiling, dado rail, shelved recess area. Doors leading off to Lounge, Kitchen, Bedroom and Shower Room, radiator, laminate floor.

Lounge
14' 0" x 13' 0" (4.27m x 3.96m) plus walk in bay. Large walk in double glazed bay window to side aspect, coving to high ceilings, dado rail, television point and telephone point, radiator, shelved recess area, laminate floor.

Kitchen
7' 5" x 10' 0" (2.26m x 3.05m). Double glazed window to side aspect. Refitted white kitchen with inset single drainer sink unit with cupboards under. Base and wall mounted cupboards, drawer units, worksurface, cupboard housing central heating boiler, built in electric oven and hob, space for fridge freezer, plumbing for automatic washing machine, tiled splash back surrounds, laminate floor.

Bedroom
13' 0" x 10' 10" (3.96m x 3.30m). large walk in bay window to front aspect and double glazed window to side aspect. radiator, coving to high ceiling, dado rail, television point

Shower Room
Fitted white suite comprising of low level WC, vanity wash hand basin and tiled shower cubicle, tiled floor, radiator.

Outside
To the rear of the flats is a gravelled parking area with one allocated parking space.

AGENTS NOTES
Lease Details - 189 year lease from 23rd November 1987. (150 years remaining)
Service Charge of £40 per month.
Ground Rent £100 per annum.