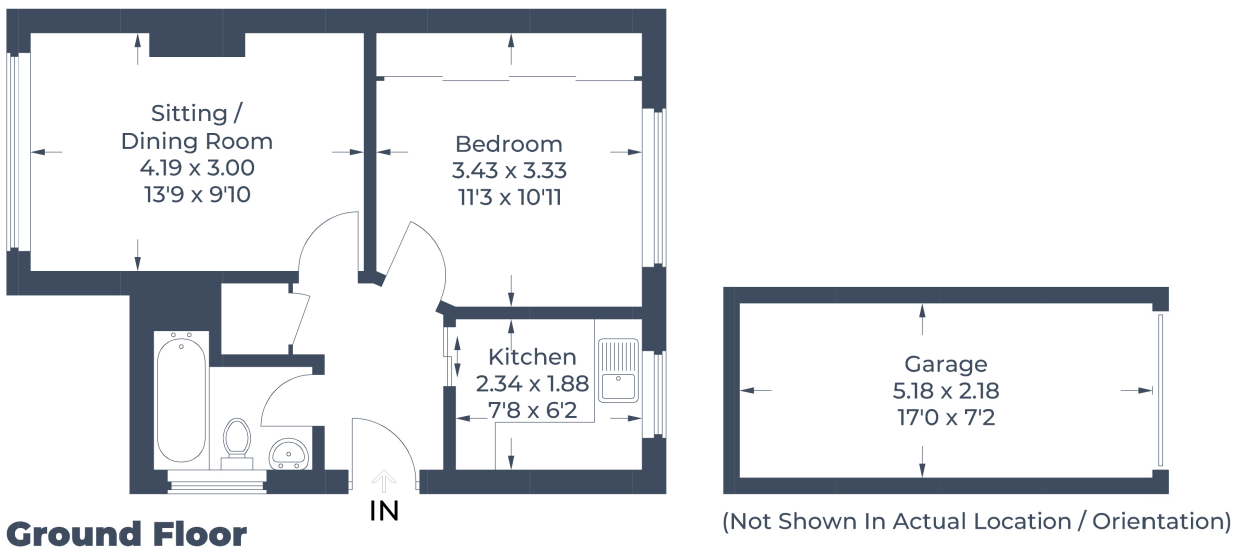


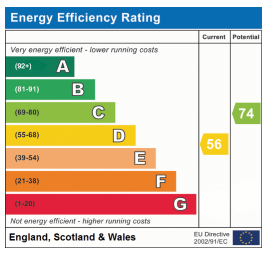
Approximate Gross Internal Area = 38.6 sq m / 415 sq ft
Garage = 11.4 sq m / 123 sq ft
Total = 50.0 sq m / 538 sq ft




**Ground Floor**

(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only,
measurements are approximate, not to scale.
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# 65 High Street, Yelling, St Neots, Cambridgeshire PE19 6SB Guide Price £125,000

- OFFERED WITH NO FORWARD CHAIN
- Double Glazed and Electric Heating
- Popular peaceful Village location
- In need of updating and some modernisation
- Garage
- Purpose built One bedroom Ground Floor Maisonette
- Easy access to St Neots, Huntingdon and Cambridge
- Ideal for First time buyers, Investment buyer or anyone looking to downsize
- Communal lawn area









## Ground Floor

### Entrance Hall
Approached via double glazed entrance door to side aspect, built in airing cupboard housing hot water cylinder. Doors leading off to Lounge, Kitchen, Bedroom and Bathroom.

### Lounge
4.19m x 3.0m (13' 9" x 9' 10"). Double glazed window to front aspect, open fireplace, electric heater, coving to ceiling, tv point.

### Kitchen
2.34m x 1.88m (7' 8" x 6' 2"). Double glazed window to rear aspect. Single drainer stainless steel sink unit, base and wall cupboards, worksurface, tiled splashback surrounds.

### Bedroom
3.43m x 3.33m (11' 3" x 10' 11"). A double bedroom with double glazed window to rear aspect, fitted sliding door wardrobe extending the length of one wall, electric heater, coving to ceiling.

### Bathroom
Double glazed window to side aspect. Coloured suite comprising of low level WC, wash hand basin, bath, tiled splash back surrounds.

### Outside
There is a communal lawn area to the side and rear of the maisonette.

### Garage
Single garage to the rear which belongs to the property

### Agents Notes
The property is Leasehold with a 125 year lease from April 1989. Approximately 88 years remaining.
The annual service charge from April 2026 to April 2027 is £796.41 for the year.



