

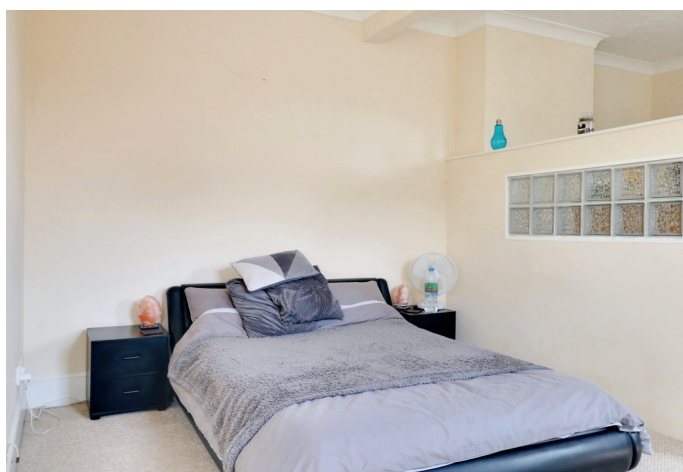
**Town Centre Studio
With Parking High
Street St Neots PE19
1JA Guide Price
£130,000 Leasehold**

haart
ST NEOTS

01480 217888

Available 8am - 10pm every day

haart.co.uk



Ref: HRT020511711

Entrance

Double glazed communal entrance door (with security entry phone system) and stairs rising to first floor landing with timber door to apartment.

Entrance Hall

Panel doors to kitchen and bathroom, through access to lounge area and wall mounted entry phone.

Lounge 13'4" x 9'6" (4.06m x 2.9m)

Two double glazed windows to side, radiator, 'bulk head' over stairwell providing useful storage/ display area and through access to bedroom area (part divided with half height wall with inset glass block feature).

Bedroom 13'0" x 7'11" (3.96m x 2.41m)

Double glazed window to side, radiator and coving to ceiling.

Kitchen 11'1" x 6'0" (3.38m x 1.83m)

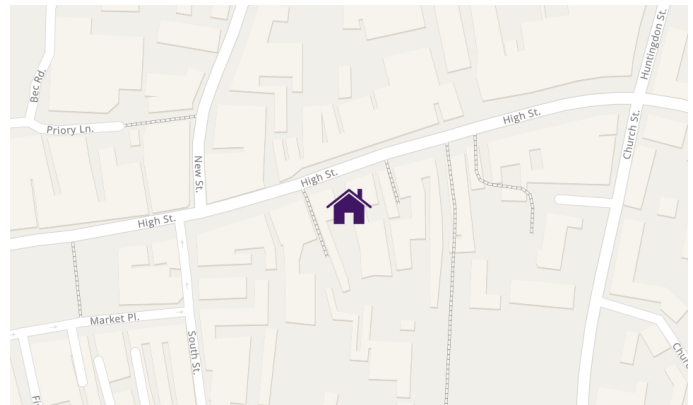
Fitted with a range of beech finish high and base level units with contrasting work surfaces and tiled splash backs over and incorporating a stainless steel sink and drainer with mixer tap over, built in electric oven and hob with stainless steel splash back and chimney style extractor over, plumbing and space for washing machine, space for under counter fridge, breakfast bar, wall mounted gas fired boiler and coving to ceiling.

Bathroom 6'7" x 5'6" (2.01m x 1.68m)

White suite comprising of a close coupled WC, pedestal mounted wash hand basin and panel bath with separate shower over, tiled splash backs and extractor fan.

Outside

Access to one allocated parking space situated under the carport to the rear of the apartment.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E	49	59
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO₂) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E	45	57
(21 to 38) F		
(1 to 20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

haart is a trading style of Spicerhaart Limited (Registered No. 3094936). Registered Office: Colwyn House, Sheepen Place, Colchester, Essex CO3 3LD.

haart is the seller's agent for the sale and marketing of the property described on these property particulars and your conveyancer is legally responsible for ensuring that the purchase agreement fully protects your position as a purchaser. haart makes detailed enquiries of the seller to ensure that the information provided is as accurate as possible. However, if you become aware that any of the information provided to you is inaccurate please inform your haart representative as soon as possible so we can make the necessary correction. The services at the property have not been tested.

HRT_020510_006349

