



HARVEY ROBINSON

Offers In Excess Of

£170,000

Cambridge Road

St. Neots, PE19 6AH

## PROPERTY SUMMARY

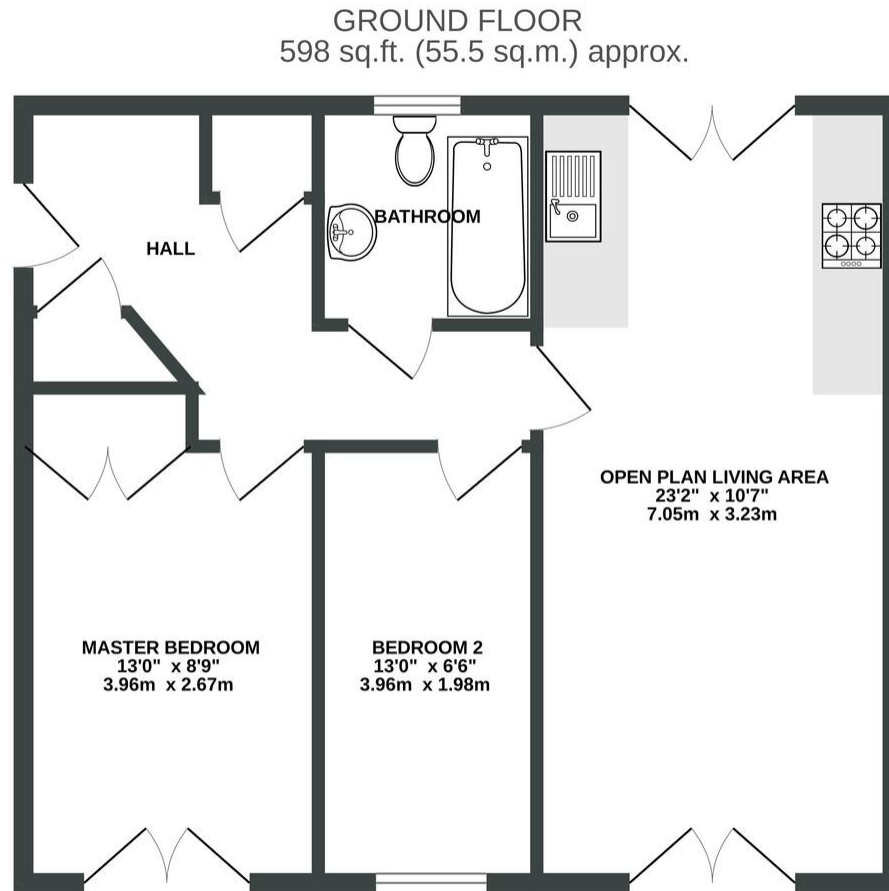
NO CHAIN. Harvey Robinson estate agents St. Neots are delighted to offer for sale this TWO LARGE DOUBLE BEDROOM Second Floor Apartment located close to St Neots TRAIN STATION with high speed service to London. The local area has a primary school, convenience store and local take-away and is close to town. Briefly, the property comprises Secure Intercom Access, Open Plan Living Space, Two Large Double Bedrooms benefiting from a RANGE OF FITTED WARDROBES and a Family Bathroom, UPVC Double Glazing and Gas Central Heating. This SPACIOUS APARTMENT would make an Ideal INVESTMENT or FIRST TIME PURCHASE. Contact Harvey Robinson Estate Agents St Neots to arrange a viewing. NO CHAIN.



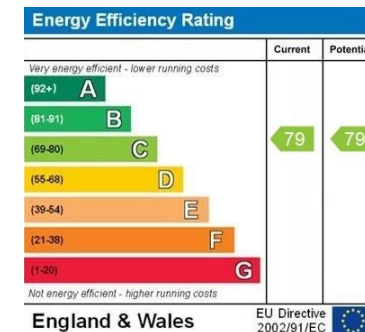


## FAQs

Property Built: 2008  
 Onward Movements: Rented, NO CHAIN.  
 Primary School: Roundhouse  
 Secondary School: Longsands  
 Council Tax: Band B  
 Water Meter: Yes  
 Estimated Rental Income: £925 - £975pcm  
 Lease: 125 years from 2008  
 Ground Rent: £265 p.a. (Reviewed every 10 years at a rate of the latest publication of RPI rounded up to the nearest £5).  
 Maintenance Charges: £1998 p.a. (Reviewed annually)



TOTAL FLOOR AREA : 598 sq.ft. (55.5 sq.m.) approx.  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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### OFFICE ADDRESS

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### CONTACT

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