

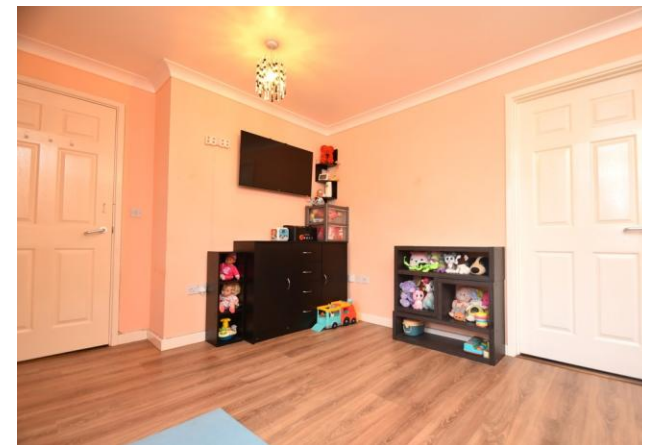


HARVEY ROBINSON

Offers In Excess Of  
**£160,000**  
School Drive  
St Neots, PE19 6BP

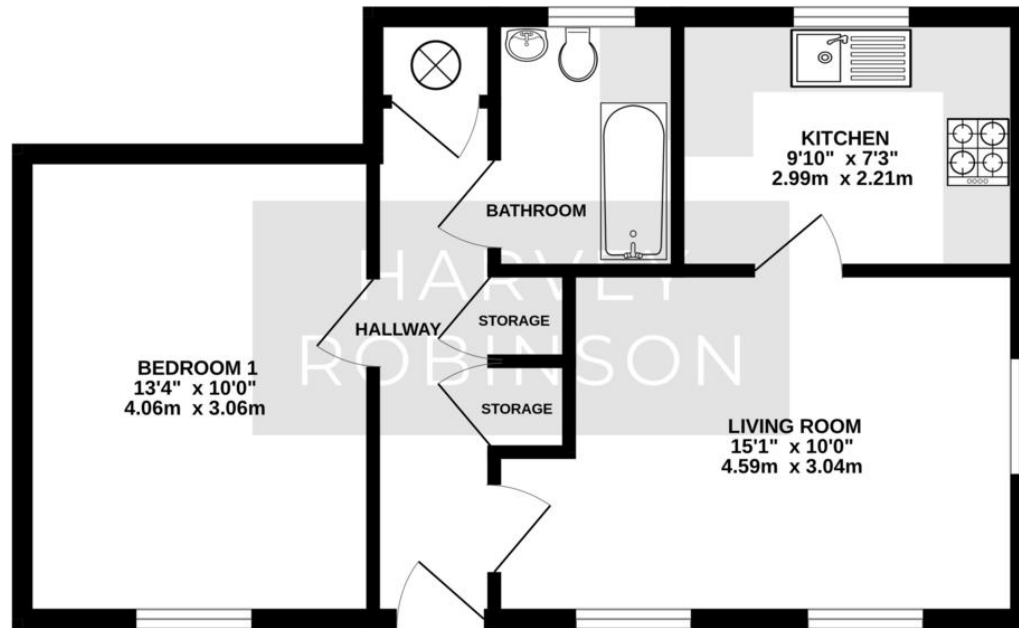
## PROPERTY SUMMARY

Harvey Robinson estate agents in St Neots are delighted to be marketing this one-bedroom ground floor apartment located adjacent within a 2 minute walk of the mainline train station that provides easy access to London. There are also a number of other local amenities close by including a Tesco Express, a pharmacy and some takeaways. The property would make an ideal investment or first-time purchase. The accommodation comprises of an entrance hall with storage cupboards, a lounge, separate kitchen, a double bedroom, and a family bathroom. Outside the property there is a storage shed and an allocated parking space. Please contact our St Neots branch to arrange an appointment to view.





**GROUND FLOOR**  
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 453 sq.ft. (42.1 sq.m.) approx.  
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**FAQs**

Postcode for SatNav: PE19 6BP  
 What3Words location:  
 ///pool.riddle.intention  
 Council tax: B  
 Vendors onward movements: Upsizing locally  
 Service charge: £39.10 per month reviewed every year  
 Lease: 125 years from 1st May 2016  
 Ground rent: Peppercorn ground rent  
 Water meter: Yes  
 How long has the owner lived here: 6 years

Energy Efficiency Rating		Current	Potential
<i>Vary energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	78	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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

HARVEY ROBINSON

**OFFICE ADDRESS**

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**CONTACT**

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