

34 Waterside Court (St Neots)

Church Street, St Neots, Cambridgeshire, PE19 2BL



PRICE: £165,000

Lease: 125 years from 1997

Property Description:

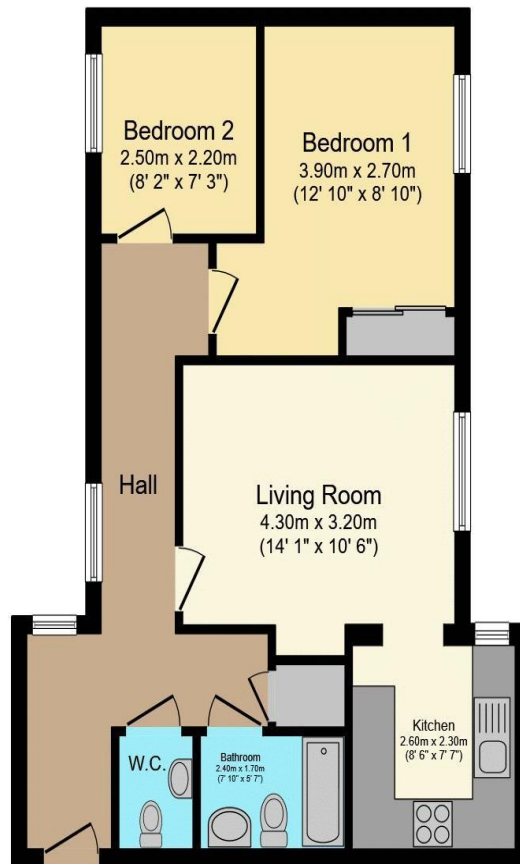
A TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT Waterside court is situated in a quiet area of St Neots with south facing gardens overlooking Hen Brook boasting lots of wildlife. The second garden faces West. A short walk to the local churchyard and High Street with a range of shops, banks, Post office and supermarkets. Weekly markets held on a Thursday and a Farmers market twice a month. Numerous easy walkways alongside the River Ouse, Marina and a 10 minute walk to the town park with miniature railway and cafe. Good train service to Peterborough and London. Constructed by McCarthy and Stone (Developments) Ltd and comprises 53 properties arranged over 4 floors each served by lift. The development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years.

Residents' lounge
Development Manager
24 hour emergency Appello call system
Minimum Age 60
Automatic entrance door

Guest Suite
Communal Laundry facilities
Lift to all floors
Lease: 125 years from 1997



**For more details or to make an appointment to view, please contact
Charlotte Harvey**



Total floor area 54.3 sq.m. (584 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	74	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

31/8/24

Annual Ground Rent:

£656.19

Ground Rent Period Review:

2041

Annual Service Charge:

£4,494.02

Council Tax Band:

C

Event Fees:

1% Transfer

1% Contingency

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.