

46 Waterside Court (St Neots)

Church Street, St Neots, Cambridgeshire, PE19 2BL

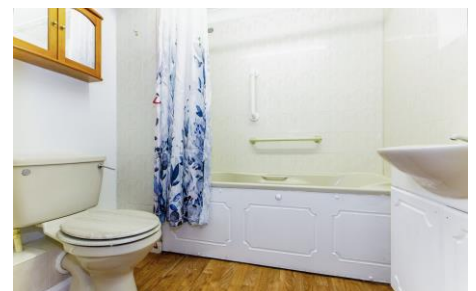


PRICE: Offers in the Region Of £130,000 **Lease: 125 years from 1997**

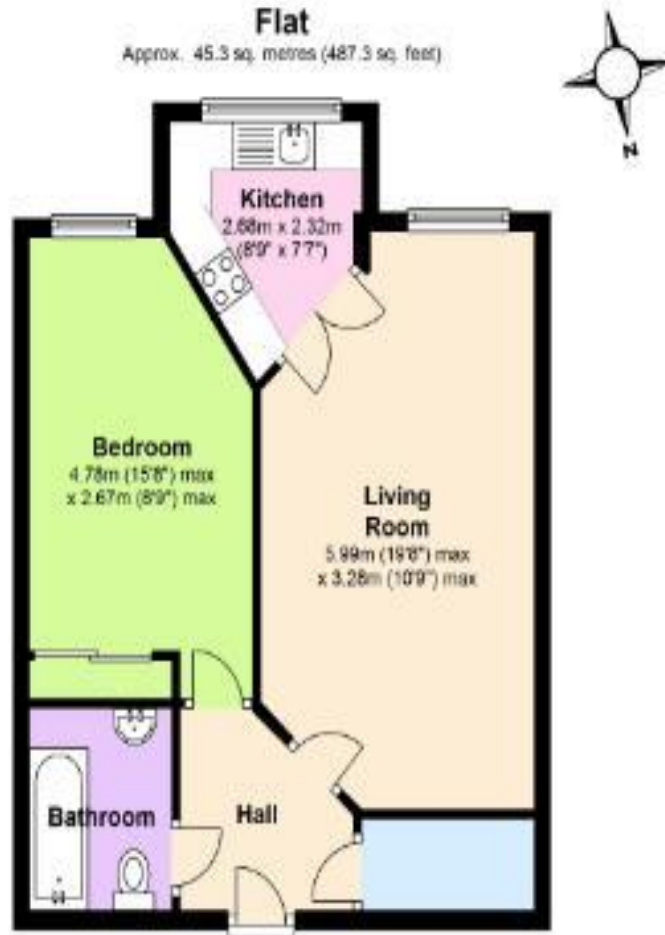
Property Description:

A ONE BEDROOM SECOND 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. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. 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. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

- 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**



This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		70	82
(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:

31/08/2024

Annual Ground Rent:

£515.58

Ground Rent Period Review:

2041

Annual Service Charge:

£2996.02

Council Tax Band:

B

Event Fees:

1% Transfer

1% Contingency

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Registered in England No. 3829469



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.