



106 Skipper Way, Little Paxton, PE19 6LQ



## Offers in Excess of: £280,000 Leasehold

Skipper Way, Little Paxton, PE19 6LQ

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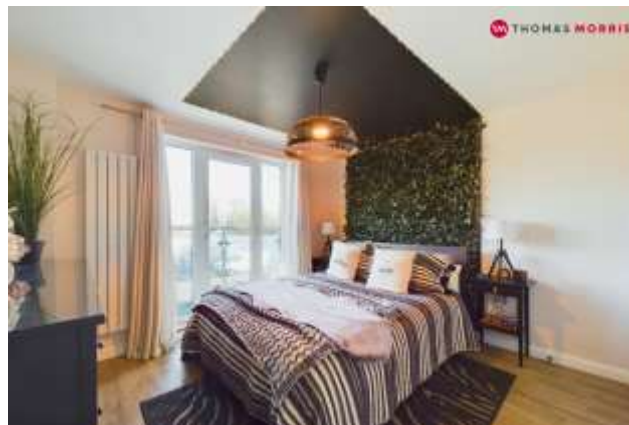
- Stunning First Floor Apartment
  - Amazing River Views
  - Two Double Bedrooms
  - Refurbished Throughout
  - En Suite Bathroom to Main Bedroom
  - Sought After Location
  - Two Allocated Parking Spaces
  - Served by Lift
  - Leasehold
  - Energy Rating - B/83
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Overlooking looking the River Great Ouse this amazing two double bedroom first floor apartment has been completely renovated by the current owner, the property offers spacious living accommodation with refitted kitchen, Karndean flooring throughout, refitted en suite with roll top bath, externally there are communal gardens and two allocated parking spaces. Viewing is highly recommended to appreciate what this property has to offer.

Little Paxton is located to the North of St Neots with lots of facilities including popular primary school, shops, public house, and the nature reserve where lovely river walks can be found.

**NEW LEASE EXTENSION TO 110 YEARS UPON COMPLETION**

Council Tax Band - C  
Huntingdon District Council





# Accommodation

Communal Entrance Hallway

Entrance Hallway

Open Plan Living 22'2" x 21'11" (6.76m x 6.68m).



Bedroom One 12'4" x 11'9" (3.76m x 3.58m).

En Suite Bathroom

Bedroom Two 11'5" x 8'9" (3.48m x 2.67m).

Bathroom

Outside

Two Allocated Parking Spaces

Communal Gardens



To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



### Thomas Morris

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### Leasehold Information

Lease Length: 80 Years .

Ground rent: £606 Per Annum

Service charge: £2,500 Per Annum

Every effort has been made to obtain the lease information listed above. The information has been provided to Thomas Morris who make no warranty as to its accuracy or completeness and as such details should be confirmed by a solicitor if a purchase is undertaken.

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Thomas Morris.

### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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