



5, Audreys Court, 153 Great North Road,
Eaton Socon, PE19 8EQ





Offers in Excess of: £270,000 Leasehold

Great North Road, Eaton Socon, PE19 8EQ

- Beautiful Period Cottage
- Two Double Bedrooms
- Immaculately Presented
- Private Courtyard Development
- Grade II Listed Building
- South Facing Courtyard Garden
- Parking for Two Cars
- Beautiful Communal Gardens
- Leasehold
- Energy Rating - Exempt

A BEAUTIFUL PERIOD PROPERTY SET IN A PRIVATE COURTYARD DEVELOPMENT in the popular residential area of Eaton Socon. This two bedroom Grade II listed cottage has been updated by the current owner and is extremely well presented. The property also benefits from a private enclosed south facing courtyard, car port, parking space and access to a lovely communal garden.



Council Tax Band - B
Huntingdon District Council
999 year lease from 29th April 1988
Service Charge - £630 p.a
Ground Rent - £20.00p.a

Accommodation

Entrance Hallway

Lounge 14'10" x 14'3" (4.52m x 4.34m).

Kitchen 10' x 8'6" (3.05m x 2.6m).

First Floor Landing

Bedroom One 10'6" x 9'10" (3.2m x 3m).

Bedroom Two 10'3" x 8'2" (3.12m x 2.5m).

Shower Room

Outside

Enclosed Courtyard

Carport

Parking Space



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.



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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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