



22 Luke Court, Eynesbury, PE19 2TP Offers in excess of: £190,000

- Ground Floor Apartment
- Garage
- Outside Space
- Two Bedrooms
- No Forward Chain
- Walking Distance to Town
- Close to the Park
- Popular Residential Area
- Leasehold
- Energy Rating - D/59

Offered for sale with no forward chain this two bedroom ground floor apartment is located within the popular area of 'Old Eynesbury' close to Riverside Park and walking distance to St Neots Town Centre. Comprising entrance hall, living room, kitchen with door leading to outside area and garage, two bedrooms and bathroom.

Council Tax Band - A

Huntingdon District Council

DRAFT DETAILS



Entrance Hall

Bedroom Two 9'10" x 8'6" (3m x 2.6m).

Living Room 15'5" x 12' (4.7m x 3.66m).

Bathroom

Kitchen 10'10" x 6'10" (3.3m x 2.08m).

Garage

Bedroom One 11' x 9'11" (3.35m x 3.02m).



Leasehold Information

Lease Length: 999 Years from 25/09/77
Service charge and Ground Rent: £700 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.

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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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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