



**1 Lee Court, St. Marys Street, PE19 2SZ**

**Asking Price: £210,000**

- Grade II Listed
- Three-Story Town House
- Two Double Bedrooms
- Allocated Parking Space
- Close to Town Centre
- Versatile Space
- Shower Room
- Nearby Riverside Park
- Freehold
- Energy Rating - D/60

Thomas Morris is delighted to present this Grade II listed three-storey property, located within walking distance of St Neots town centre. The accommodation is versatile and includes an entrance hall, lounge, kitchen, two double bedrooms, and a shower room. The property benefits from gas central heating and an allocated parking space in the parking area at the back of the property. Be first to view!

Council Tax Band - A

Huntingdon District Council

DRAFT DETAILS

Agents Note: The Property was originally a Leasehold, but the vendors have recently bought the Freehold.



**Entrance**

**Bedroom 2** 17'9" x 13'10" (5.4m x 4.22m).

**Living Room** 11'3" x 13'3" (3.43m x 4.04m).

**Shower Room**

**Kitchen** 5'6" x 9' (1.68m x 2.74m).

**Parking Space**

**First Floor Landing**

**Bedroom 1** 9'4" x 13'5" (2.84m x 4.1m).



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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### 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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