

## 2 bedroom flat for sale, Flawn Way, Eynesbury, St. Neots PE19 (244,995 GBP)



Location **East of England, Cambridgeshire**  
<https://www.freeadsz.co.uk/x-160583-z>

A spacious two bedroom first floor apartment with secure private mooring and Marina views. This immaculately maintained home offers excellent accommodation including, a Juliette and main balcony, two bathrooms, a fully fitted kitchen and allocated parking. A bright and spacious apartment with no forward chain and internal viewing is essential. Ground Floor Shared Entrance Glazed security door with intercom entry system to lobby with stairs to the first floor landing. Solid door to; First Floor Entrance Hall Solid front door. Central heating thermostat, large walk-in cupboard. Airing cupboard housing electric fired boiler and hot water cylinder on Economy 18 tariff. Radiator. Double glazed window to rear. Lounge/Dining Room 21' 3" x 14' (6.48m x 4.27m) max. A light and spacious living area with French doors and Juliette Balcony over looking the Marina, two radiators, double glazed window, satellite TV point. Opening on to; Kitchen 9' 4" x 9' (2.84m x 2.74m) A good range of white fitted base and wall mounted units. Ceramic Halogen hob and electric oven with extractor hood over, integrated fridge/freezer and washing machine, splash back tiling and ceramic tiled floor. Double glazed window to rear, Stainless Steel sink unit with mixer tap. Radiator. Bedroom One 12' 8" x 11' 5" (3.86m x 3.48m) Large double built-in wardrobe, satellite TV point, radiator, double glazed French doors to balcony. Balcony With timber decking and panoramic views overlooking both the Marina and the conservation area beyond, space for dining. Ensuite Three piece white suite comprising large shower tray, wash hand basin and low level WC, splashback tiling, shaving point, extractor fan. Bedroom Two 16' 10" x 10' 6" (5.13m x 3.20m) Double glazed window to front with wide ranging Westerly views of the Marina and Nature Reserve, radiator. Bathroom Quality three piece white suite comprising, modern panelled bath, pedestal wash hand basin and low level WC, radiator, splashback tiling, double glazed window, extractor fan. Outside Facilities Allocated Parking Space Secure Private Mooring with power and water (metered) via gated access with access to the river via drawbridge. Cycle store Refuse and re-cycling store. Agents Note The service charge for the property is currently @ 900 p.a. The mooring also has a service charge of 300 p.a. Lease has an unexpired term of 117 years. All kitchen white goods are AEG make. BT Infinity II is available at the.

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