



Buttercup Avenue, Eynesbury ST. NEOTS
£200,000 Leasehold

**Sharman
Quinney**

Key Features



125 Years remaining as of 01 Jan 2011

£250.00 Ground Rent pcm

Review due: Ask Agent

£183.00 Service Charge pcm

Review due: Ask Agent

- Principal bedroom with en-suite
- Spacious open-plan living accommodation
- Juliet balcony
- Modern fitted kitchen
- Contemporary family bathroom

The property is accessed via a spacious entrance hall leading through to a bright and airy open-plan living and dining area, complete with a Juliet balcony that allows plenty of natural light to flood the space. The adjoining kitchen is fitted with a range of contemporary wall and base units, providing ample storage and workspace for



everyday living.

There are two generous double bedrooms, with the principal bedroom benefiting from its own en-suite shower room. A modern three-piece family bathroom serves the remainder of the apartment, making it an ideal layout for first-time buyers, downsizers, professional couples, or investors alike.

Externally, the property enjoys the added advantage of secure gated allocated parking, while nearby riverside walks, local amenities, schools, and leisure facilities are all within easy reach.

Early viewing is highly recommended to appreciate the space, convenience, and lifestyle this fantastic apartment has to offer.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



To view this property call Sharman Quinney on:
01480 271214

Selling your property?

Contact us to arrange a **FREE**
home valuation.

 01480 271214

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: :GDM100880 - 0003

