

Broadleaf Retirement Sales

11 Cavendish Court, Crosshall Road, St Neots, Cambridgeshire

A one bedroom first floor apartment



Summary of Accommodation – *Entrance Hall, Lounge, Bedroom, Kitchen, Bathroom.*

Features of the Property – *Double Glazing, Economy 10 Heating, Built in Wardrobe, 24 hour emergency alarm system, PVCu double glazing. Fitted kitchen incorporating an oven and hob.*

Facilities and Services at Cavendish Court – *Attractive development adjacent to a riverside park and close to St Neots' town centre. Extensive facilities including Community Hall, Guest Suites, Hairdressing Salon, Library. Resident Community Manager. 24-hour emergency call system. Intruder alarm and smoke alarms. Video security entry system. Visiting Chiropodist. Landscaped gardens. Underground and private off road parking.*

Viewing - By appointment through BROADLEAF on 01425 403767

PRICE £145,000 Leasehold

Lease Term 125 years from 1st January 1999

No. 11 Cavendish Court, Crosshall Road, St Neots, Cambridgeshire one of a development of 56 apartments.

A south facing one bedroom first floor apartment

Access to No. 11 via a video door-entry system and lift to all floors.

ACCOMMODATION IS AS FOLLOWS: -

HALLWAY Single cupboard for hanging and storage. Airing cupboard housing hot water system. Light fitting. Economy 10 Electric night storage heater. Coved ceiling. Doors leading off to:-

**LOUNGE/
DINING ROOM** 14' 5" x 10' 10" (4.39m x 3.3m) Full length window to the front with views of the garden. Centre light and two wall lights. Economy 10 Electric night storage heater. Coved ceiling. Four double power points and one single power point. Telephone point. TV point. Glazed double doors to the:-

KITCHEN 10' 2" x 5' 10" (3.10m x 1.78m) White 1.5 drainer sink unit and drainer with mixer tap. Fitted with a range of white units. Appliances include oven, ceramic hob and extractor hood. Recess area for fridge/freezer.

BEDROOM 1 12' 10" x 10' (3.91m x 3.05m) Triple built in wardrobe. Centre light fitting. Coved ceiling. Economy 10 Electric night storage heater. Two double power points. TV point. Telephone point.

SHOWER ROOM White suite comprising low level wc, pedestal wash hand basin and fully tiled shower. Heated towel rail and shaver point with light. Wall mounted dimplex fan heater and extractor fan

DIRECTIONS From St Neots' town centre head west (direction of Eaton Socon) and A1 across the River Great Ouse. At roundabout, just over the bridge, turn right and Cavendish Court is immediately on your right.

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Please note that these particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract