



Wyre Crescent, St Neots, PE19 0AL
Offers Over £225,000

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LATCHAM —————
————— DOWLING

ESTATE AGENTS

*****STUNNING ONE BEDROOM LUXURY APARTMENT WITH BALCONY, PARKING AND OFFERED FOR SALE WITH NO UPWARD CHAIN*****

****IDEAL FIRST PURCHASE OR BUY TO LET INVESTMENT****

The apartment is currently let and generates £1150 PCM which is a gross annual yield of 6.27%!!! Although the property is also available with vacant possession if preferred.

Latcham Dowling Estate Agents are delighted to offer for sale this 'nearly new', bright and spacious first floor apartment, situated in a great location and within easy reach of the mainline train station and completed in 2022 by the extremely popular CALA Homes, finished to an exceptional specification throughout and boasting a host of upgrades including a vastly upgraded kitchen with high end appliances and upgraded quartz work surfaces and controllable LED under plinth lighting, full height tiling to the bathroom, 'Amtico LVT' flooring and chrome sockets and USB switches. In addition, there is remote controlled Air Conditioning to both the living area and bedroom, a lovely balcony with views over the countryside beyond, an allocated parking space and a separate bicycle storage shed.

Viewing is essential to fully appreciate the style and quality of this gorgeous apartment.

Entrance Via

Entrance Hall

12'0 max x 10'5 max (3.66m max x 3.18m max)





Living/ Kitchen/ Dining Room
22'9 x 11'4 max (6.93m x 3.45m max)

Bedroom
12'1 x 11'11 (3.68m x 3.63m)

Bathroom
6'10 x 6'6 (2.08m x 1.98m)

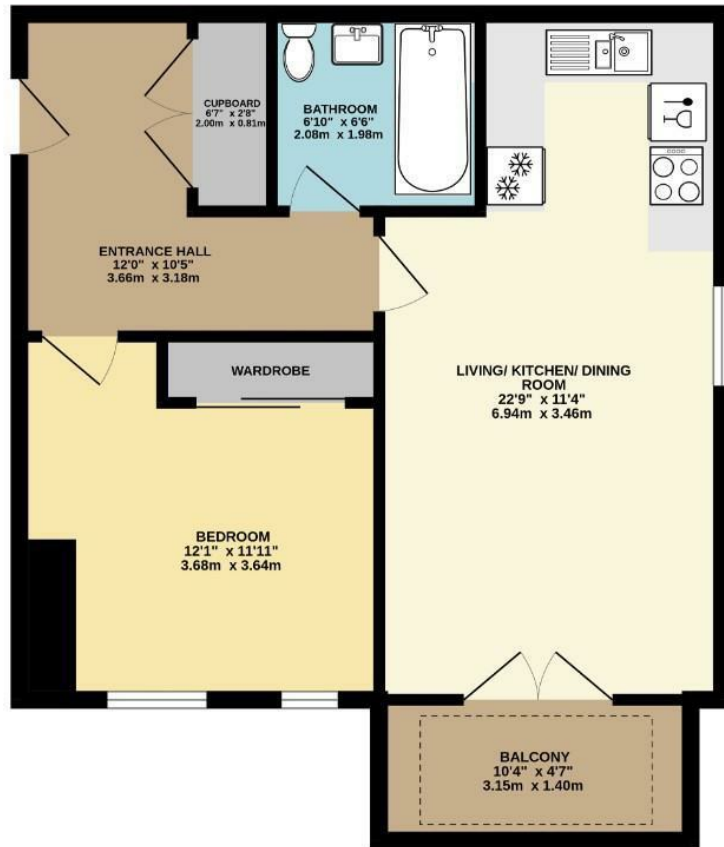
Balcony
10'5 x 4'7 (3.18m x 1.40m)

Outside

Agents Note

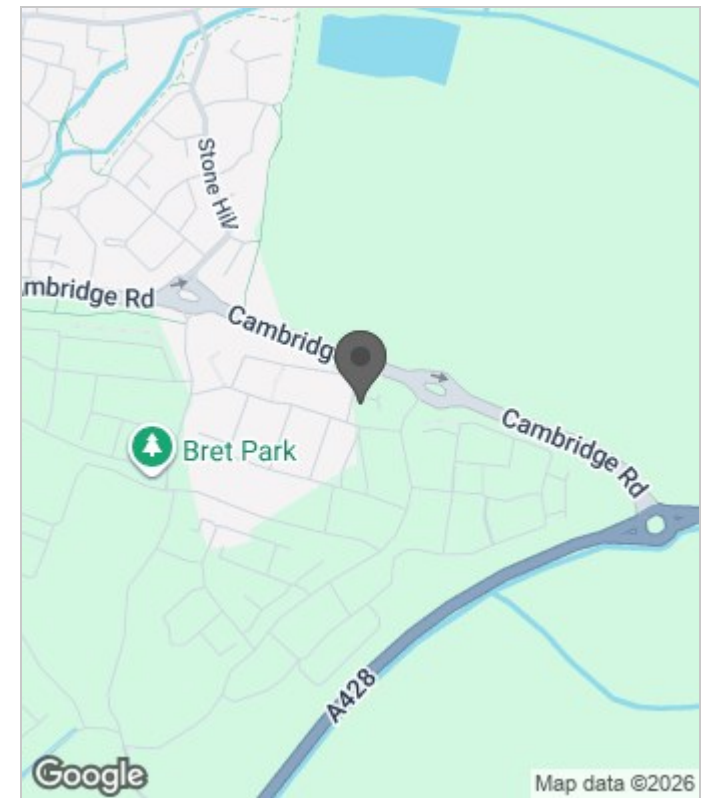


GROUND FLOOR
570 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 570 sq.ft. (53.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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