Wyre Crescent, St Neots, PE19 0AL

Offers Over £185,000

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LATCHAM DOWLING

ESTATE AGENTS

REDUCED IN PRICE FOR A QUICK SALE - DO NOT MISS OUT!!!!

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

IDEAL FIRST PURCHASE OR BUY TO LET INVESTMENT AND AVAILABLE WITH IMMEDIATE VACANT POSSESSION

The apartment was recently let and generated £1150 PCM which is a gross annual yield of 6.9%!!! Although the property is now available with immediate vacant possession.

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 'AEG' 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)

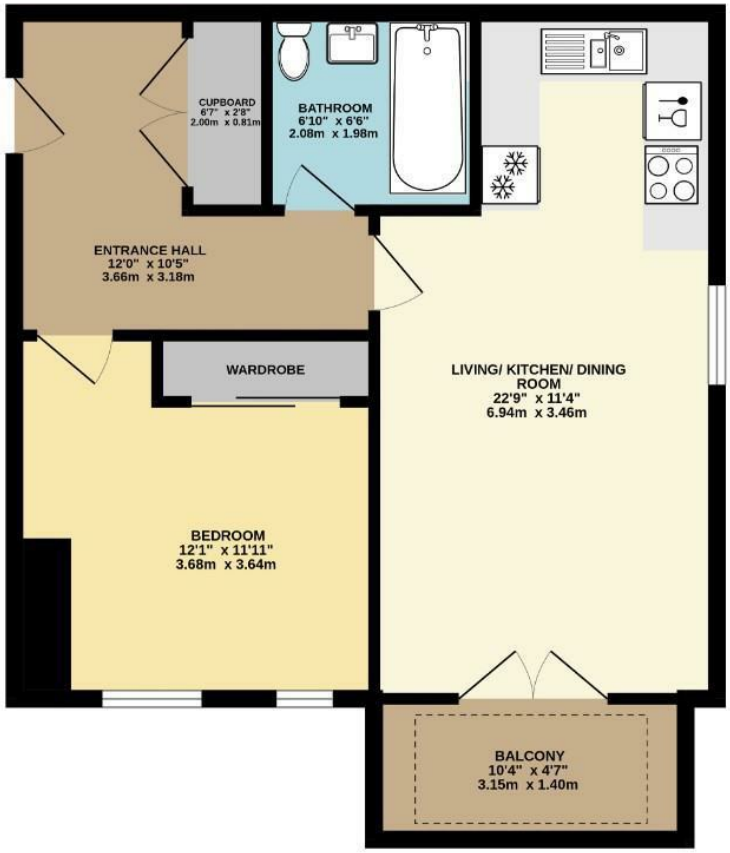
Bathroom
6'10 x 6'6 (2.08m x 1.98m)

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 mis-statement. 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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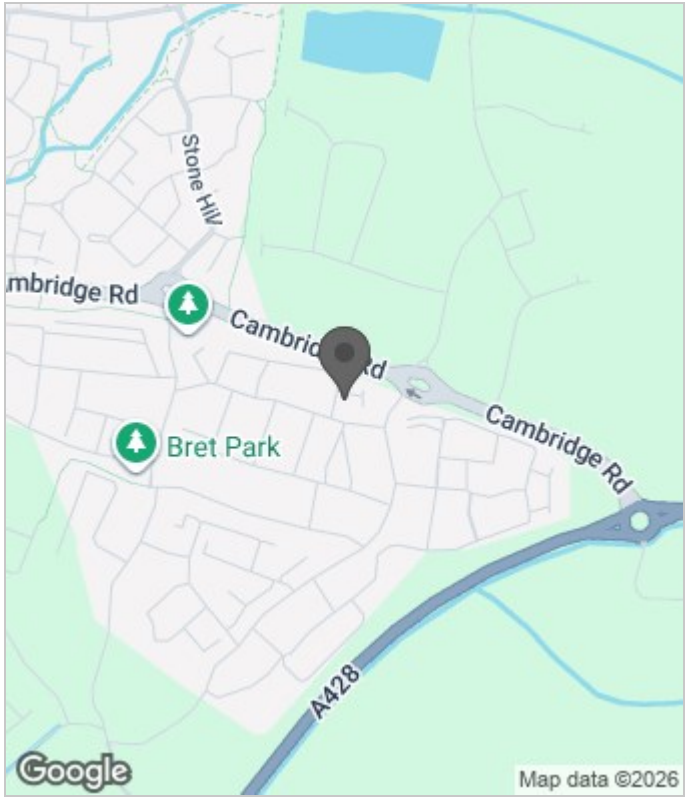

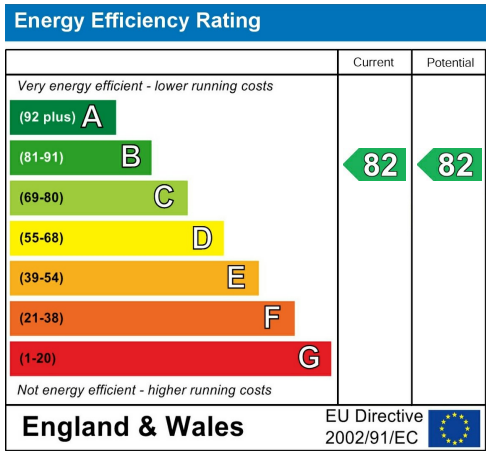

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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