

## **29 Waterside Court (St Neots)**

**Church Street, St Neots, Cambridgeshire, PE19 2BL**



**PRICE: £125,000**

**Lease: 125 years from 1997**

### **Property Description:**

A ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT OFFERED FOR SALE IN EXCELLENT CONDITION OVERLOOKING THE BROOK. Waterside court is situated in a quiet area of St Neots with south facing gardens overlooking Hen Brook boasting lots of wildlife. The second garden faces West. A short walk to the local churchyard and High Street with a range of shops, banks, Post office and supermarkets. Weekly markets held on a Thursday and a Farmers market twice a month. Numerous easy walkways alongside the River Ouse, Marina and a 10 minute walk to the town park with miniature railway and cafe. Good train service to Peterborough and London. Constructed by McCarthy and Stone (Developments) Ltd and comprises 53 properties arranged over 4 floors each served by lift. The development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour

Residents' lounge

Development Manager

24 hour emergency Appello call system

Minimum Age 60

Automatic entrance door

Guest Suite

Communal Laundry facilities

Lift to all floors

Lease: 125 years from 1997



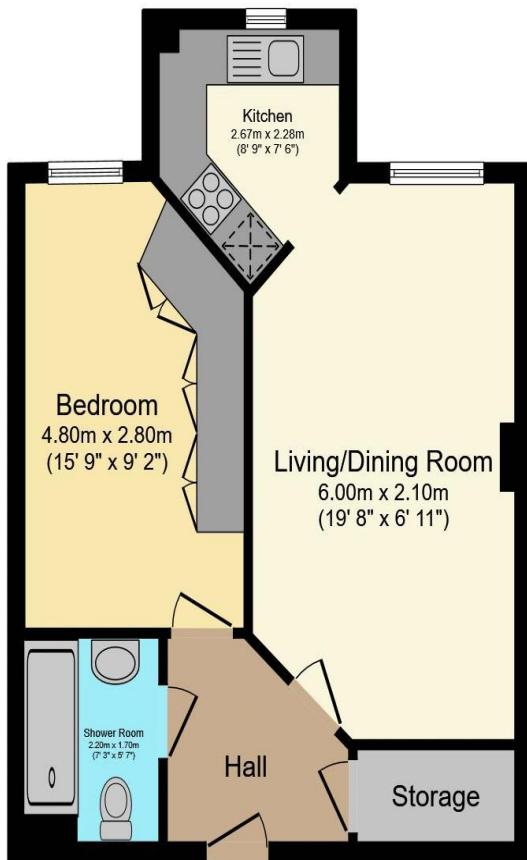
**For more details or to make an appointment to view, please contact  
Charlotte Harvey MNAEA**



**01425 632257**



**charlotte.harvey@retirementhomeseach.co.uk**



Total floor area 47.8 m<sup>2</sup> (515 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

For Financial Year Ending:

**31/8/25**

**Annual Ground Rent:**

**£515.58**

**Ground Rent Period Review:**

**2041**

**Annual Service Charge:**

**£3,189.54**

**Council Tax Band:**

**B**

**Event Fees:**

**1% Transfer**

**1% Contingency**

Retirement Homeseach, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
T: 0333 321 4060 F: 0333 321 4065 E: [enquiries@retirementhomeseach.co.uk](mailto:enquiries@retirementhomeseach.co.uk)

Retirement Homeseach Limited, Registered Office:  
Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.