

£67,000

Pecks Court, High Street, Chatteris,  
Cambridgeshire PE16 6NR



**To arrange a viewing call us now on 01354 694900**

This one bedroom second floor apartment comprises lounge/diner, kitchen bedroom and bathroom.

There is a communal car park at the rear of Pecks Court providing off road parking.

The apartment is set close to many amenities making it an attractive location.



# £67,000

Pecks Court, High Street, Chatteris,  
Cambridgeshire PE16 6NR



#### KITCHEN

2.44m (8') x 2.42m (7'11")

Fitted with a matching base and eye level units, stainless steel sink with single drainer, plumbing for washing machine.



#### LIVING ROOM

3.66m (12') x 3.29m (10'10") max.

Sash window to front, electric heater.



#### BEDROOM

3.58m (11'9") x 2.55m (8'4")

Sash window to front, electric heater.



#### BATHROOM

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC.

#### OUTSIDE

The property has a parking area to the rear.

#### LEASEHOLD INFORMATION

Lease term is 125 years from 1986

GROUND RENT - £95 p.a.

INSURANCE - £639 p.a.

SERVICE CHARGE - £1,000 paid twice a year. This has increased due to external rendering works and should reduce back to a more reasonable level next year

#### VIEWING

By arrangement with elliswinters&co

Energy rating - E

Fenland District Council Tax band - A



Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.

Ellis Winters & Co 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA  
Tel: 01354 694900 Email: [info@elliswinters.co.uk](mailto:info@elliswinters.co.uk) [www.elliswinters.co.uk](http://www.elliswinters.co.uk)