

**£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.

Potential rental income £600pcm.



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#### 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

86 years remaining on the Lease, which can be extended to 125 years at buyers cost of approximately £5,000

Ground Rent, Insurance and Service Charge payments for 2025 :-

Service Charge £802 p.a.

Contribution for rendering works to building £1,333 (this is a one off payment)

Insurance £639 p.a.

Ground Rent £95 p.a.

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.

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