

£150,000

8 Station Approach, Somersham, PE28 3JD



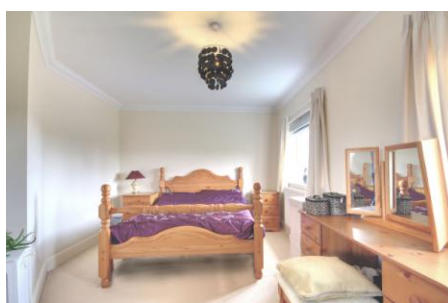
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A modern, well-presented first-floor apartment, with dual-aspect views over the countryside, and located within a sought-after village location. This home boasts a kitchen with integrated appliances, a spacious lounge/dining room, a generous bedroom with a built-in wardrobe, an allocated parking space, and visitor parking spaces. This property is well suited to first-time buyers and investment buyers.



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8 Station Approach, Somersham, PE28 3JD



A well-presented, modern first-floor apartment in a sought-after location, a short distance from the village centre. This superb home offers dual-aspect views over neighbouring countryside and would be an ideal first-time buy or investment property, and in "ready to move in" condition.

Upon entering the main building via a secured video telecom entry system, the property can be found on the first floor. The accommodation in brief, comprises an entrance hall, a spacious lounge/dining room with views to the rear and over the communal garden, a kitchen with an integrated fridge/freezer, dishwasher, oven, and hob, a generous bedroom with a built-in wardrobe, and a bathroom.

Outside, there is a communal garden via a secure lockable gate, a bin store, an allocated parking space that is also visible from the apartment, and visitor parking spaces.

Further Information

Tenure: Leasehold
Lease Length: 110 years approx. remain
Service Charge: £67 approx. per month
Ground Rent: £62.50 per quarter
Ground Rent Review Period: Every 25 years
Potential Rental Income: £775 - £795 per calendar month
Council Tax Band: A
EPC Rating: C

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.

Ground Floor

Entrance via a secure video telecom system. Stairs to the first-floor landing.

First Floor

Entrance Hall

Lounge/Dining Room
4.22m (13'10") x 3.28m (10'9")

Kitchen
4.22m (13'10") x 3.28m (10'9")

Bedroom 1
4.89m (16') x 3.15m (10'4")

Bathroom

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