

£199,750

8 Chatteris House, 17 High Street, Chatteris,  
Cambridgeshire PE16 6BG

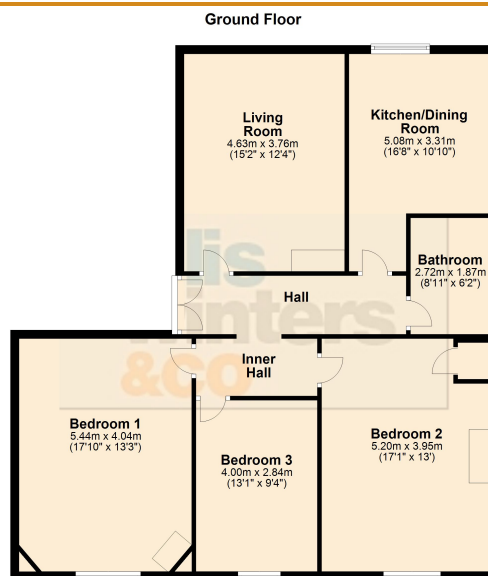


To arrange a viewing call us now on 01354 694900

Situated in the heart of Chatteris, this three bedroom second floor apartment is set within the prestigious Chatteris House which is set close to many local amenities.

Having a gated entrance, the apartment consists of three double bedrooms, living room, kitchen/diner and modern bathroom.

There is a real feeling of grandeur with this apartment which has some beautiful features.



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**HALL**  
Double entrance doors leading into the apartment.

**KITCHEN/DINING ROOM**  
5.08m (16'8") x 3.31m (10'10")  
Fitted with a matching range of wall and base units housing single electric oven and four ring ceramic hob with extractor over, integrated fridge and dishwasher, 1 ½ sink and drainer, breakfast bar, window to rear.



**LIVING ROOM**  
4.63m (15'2") x 3.76m (12'4")  
Feature fireplace, shelving, window to rear.

**BATHROOM**  
Fitted with a panelled bath low level WC and hand wash basin. Window to side.

**INNER HALL**



**BEDROOM 1**  
5.44m (17'10") x 4.04m (13'3")  
Window to front, feature fireplace.

**BEDROOM 2**  
5.20m (17'1") x 3.95m (13')  
Window to front, feature fireplace, airing cupboard.

**BEDROOM 3**  
4.00m (13'1") x 2.84m (9'4")  
Window to front.



**OUTSIDE**  
A gated entrance leads round to the parking space and communal garden area. The apartment is located on the second floor and is accessed via internal stairs.

**SERVICES**  
Mains electricity, water and drainage. The property has electric storage heating.



**TENURE**  
Leasehold

**Leasehold Information**  
The property originally had a 999 year lease and there is approx 932 years remaining  
Service charge - £175 pcm which includes ground rent and insurance.

Apartment building is secured via an access controlled gate with an individual entry system for each property.

Communal areas are professionally cleaned and gardens are professionally maintained within the monthly charge. Building repairs are scheduled annually. Pets are allowed.

**VIEWING**  
By arrangement with elliswinters&co

Fenland District Council Tax band - B  
Energy rating - D

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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