

# £128,000

Old Station Place, Chatteris, Cambridgeshire PE16 6BF

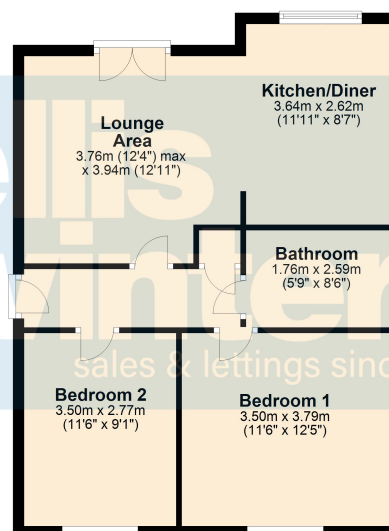


**To arrange a viewing call us now on 01354 694900**

Offered for sale with NO FORWARD CHAIN, this second floor two bedroom apartment would make an ideal first time or investment buy.

The property benefits from modern open plan living/dining/kitchen, two double bedrooms and family bathroom.

There is also one allocated parking space.



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#### LOUNGE AREA

3.94m (12'11") x 3.76m (12'4") max.

Double doors opening to Juliet style balcony, open plan to kitchen/diner.

#### KITCHEN/DINER

3.64m (11'11") x 2.62m (8'7")

Fitted with a matching range of wall and base units housing single electric oven and four ring gas hob with extractor over, space for fridge/freezer, integrated washing machine, wall mounted gas boiler, window to rear, laminate flooring.



#### BEDROOM 1

3.79m (12'5") x 3.50m (11'6")

Window to front.

#### BEDROOM 2

3.50m (11'6") x 2.77m (9'1")

Window to front.



#### BATHROOM

2.59m (8'6") x 1.76m (5'9")

Fitted with a panelled bath which has mixer tap shower, low level wc and hand wash basin. The bathroom is fully tiled and has laminate flooring.

#### OUTSIDE

There is one allocated parking space.

#### SERVICES

Mains gas, electricity, water and drainage.

The property has gas fired central heating.



#### TENURE

Leasehold

125 year Lease from 2007

Building Insurance: £260 per annum

Service Charge: £89 pcm

Ground rent: £125 paid annually

Energy rating - B

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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