

£120,000

Old Station Place, Chatteris, Cambridgeshire PE16 6BF



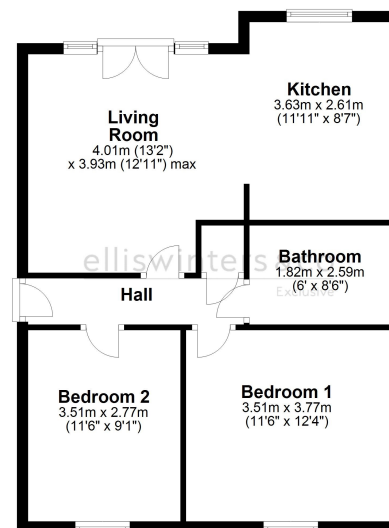
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Offered for sale with NO FORWARD CHAIN, this spacious two bedroom apartment makes an ideal first time or investment buy.

The accommodation comprises open plan kitchen/dining/living room with a lovely Juliet style balcony at the rear. There are two double bedrooms and the family bathroom. There are various communal outside spaces plus allocated parking.

Energy rating B

Ground Floor
Approx. 58.4 sq. metres (629.1 sq. feet)



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HALL
Airing cupboard.

KITCHEN
3.63m (11'11") x 2.61m (8'7")
Fitted with a matching range of wall and base units housing single electric oven and four ring gas hob with extractor over, plumbing for washing machine and space for fridge/freezer. Window to side. Open plan to living room.



LIVING ROOM
4.01m (13'2") x 3.93m (12'11") max.
Juliet balcony with windows to each side.

BEDROOM 1
3.77m (12'4") x 3.51m (11'6")
Window to front.

BEDROOM 2
3.51m (11'6") x 2.77m (9'1")
Window to front.



BATHROOM
Fitted with a panelled bath which has mixer tap shower, low level WC and hand wash basin. Extensive tiling, extractor fan.

OUTSIDE
One allocated parking space.

TENURE
Leasehold



LEASEHOLD INFORMATION
125 year Lease from 2007
Ground Rent - £125 p.a.
Insurance - £294 p.a.
Service Charge - £1065 p.a.

Fenland District Council tax band A
Energy rating - B

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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