

£130,000

Old Station Place, Chatteris, Cambridgeshire PE16 6BF



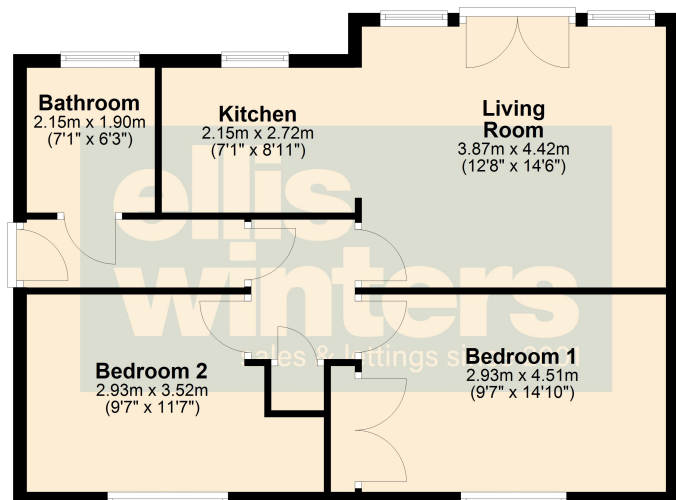
To arrange a viewing call us now on 01354 694900

Offered for sale with NO FORWARD CHAIN, this fabulous TWO BEDROOM first floor APARTMENT is well presented throughout and would make an ideal first time or investment buy.

The accommodation comprises kitchen, living room, two double bedrooms and bathroom.

There is also ALLOCATED PARKING.

#### First Floor Apartment



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#### KITCHEN

2.72m (8'11") x 2.15m (7'1")

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 (the washing machine can stay if required), integrated fridge/freezer, breakfast bar, window to rear.



#### LIVING ROOM

4.42m (14'6") x 3.87m (12'8")

Open plan to kitchen, two windows to rear with double doors and Juliet balcony.

#### BEDROOM 1

4.51m (14'10") x 2.93m (9'7")

Window to front, fitted wardrobes.

#### BEDROOM 2

3.52m (11'7") x 2.93m (9'7")

Window to front.



#### BATHROOM

Fitted with a panelled bath which has mixer tap shower, low level WC and hand wash basin. Window to rear.

#### OUTSIDE

There is one allocated parking space.

#### SERVICES

Mains gas, electricity, water and drainage. The property has gas fired central heating.



#### 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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