

£118,000

Station Street, Chatteris, Cambridgeshire PE16 6EL



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An ideal first time or investment buy, this TWO BEDROOM GROUND FLOOR flat is well presented and maintained throughout and benefits from an OPEN PLAN living room and kitchen, two double bedrooms and bathroom. There is a small decked patio area to the side of the property plus ALLOCATED PARKING.



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**Lounge Area**  
4.34m (14'3") x 3.90m (12'10") max  
Entrance door in, window to front.

**Kitchen Area**  
2.53m (8'4") x 2.38m (7'10")  
Fitted with a matching range of wall and base units housing single electric oven and four ring electric hob with extractor hood over, window to front.



**Inner Hallway**  
Shelving

**Bathroom**  
Fitted with a three piece suite comprising: Panelled bath with mixer tap shower, low level WC and hand wash basin. Window to side.



**Bedroom 1**  
3.18m (10'5") x 2.91m (9'7") max  
Window to rear

**Bedroom 2**  
3.17m (10'5") x 2.93m (9'7")  
Window to rear, airing cupboard.



**Outside**  
There is a small decked patio garden and allocated parking for 1 / 2 vehicles, depending on size.



#### LEASEHOLD INFORMATION

125 year term from 24 April 2007. Ground rent, service charge and insurance is £280 p.a.

#### SERVICES

Mains electricity, water and drainage. There is electric central heating system in place.

Tenure Leasehold  
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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