

£125,000

Old Station Place, Chatteris, Cambridgeshire PE16 6BF

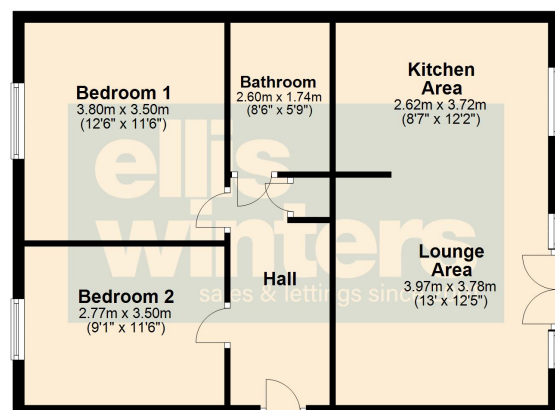


To arrange a viewing call us now on 01354 694900

Introducing a FANTASTIC INVESTMENT OPPORTUNITY! This second-floor apartment features two spacious double bedrooms and has TENANTS IN SITU currently paying £725 pcm. The open plan kitchen, dining, and living room create an inviting space for relaxation and entertaining, enhanced by a charming Juliet balcony that floods the area with natural light. Additionally, the property comes with the convenience of allocated parking, making it an ideal choice for modern living.

Don't miss out on this promising investment - schedule a viewing today.

Ground Floor
Approx. 61.4 sq. metres (661.0 sq. feet)



Total area: approx. 61.4 sq. metres (661.0 sq. feet)

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HALL
Storage cupboard.

KITCHEN AREA
3.72m (12'2") 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, integrated washing machine, wall mounted gas boiler, space for fridge/freezer, window to side and open plan to living area.



LOUNGE AREA
3.97m (13') x 3.78m (12'5")
Juliet balcony with double doors and windows to each side.

BEDROOM 1
3.80m (12'6") x 3.50m (11'6")
Window to side.

BEDROOM 2
3.50m (11'6") x 2.77m (9'1")
Window to side.

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

OUTSIDE
There is 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.

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

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.

Ellis Winters & Co 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA
Tel: 01354 694900 Email: info@elliswinters.co.uk www.elliswinters.co.uk