

# £125,000

Great Whyte, Ramsey, Huntingdon PE26 1HH

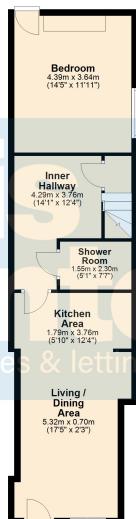


**To arrange a viewing call us now on 01354 694900**

Set in a highly convenient, central location and surrounded by amenities, this ground-floor, one-bedroom apartment offers deceptively spacious living with a rare 50% share of the freehold. The open-plan kitchen, dining and living area provides a bright, flexible sociable space, complemented by a double bedroom and a spacious shower room. Outside, residents share a garden with the first-floor flat and benefit from off-road parking, making this an ideal compact home that's easy to maintain and superbly connected to everything the area has to offer.

**Ground Floor**

Approx. 60.0 sq. metres (645.8 sq. feet)



Total area: approx. 120.2 sq. metres (1293.4 sq. feet)

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## GROUND FLOOR

**Living / Dining Area**  
5.32m (17'5") x 0.70m (2'3")  
Window to front, open plan to kitchen.

**Kitchen Area**  
3.76m (12'4") x 1.79m (5'10")  
Fitted with a matching range of base units housing single electric oven and four ring ceramic hob with extractor over, single sink and drainer, space for fridge/freezer.

**Shower Room**  
2.30m (7'7") x 1.55m (5'1")  
Fitted with a single shower cubicle, low level wc and hand wash basin.

**Inner Hallway**  
4.29m (14'1") x 3.76m (12'4")  
Inter-connecting door to stairs providing access to first floor. Our sellers keep this door locked.

**Bedroom**  
4.39m (14'5") x 3.64m (11'11")  
Window to side, plumbing for washing machine, door out to garden.

## OUTSIDE

Double gates to one side lead to the driveway where there is off road parking. The rear garden is laid to gravel for ease of maintenance. One wall has been spray painted and this can be whitewashed if required.

## SERVICES

Mains electricity, water and drainage. The property has electric heating.

## LEASEHOLD INFORMATION

The property has a 999 year Lease from and including 20/03/18. Both this apartment and the ground floor have a share in the freehold and a 50% share will transfer to the new owner. There are no ground rent and maintenance charges.

Energy rating D  
Huntingdonshire Council tax band A

## Buyer ID Checks

To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The cost is £40 + VAT (£48) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

## Disclaimer

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

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