

£195,000

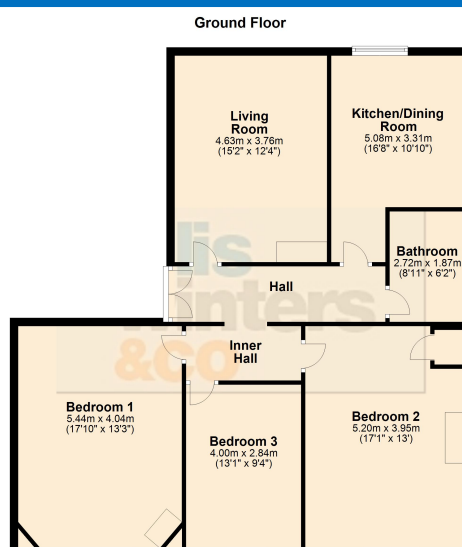
Chatteris House, 17 High Street, Chatteris,
Cambridgeshire PE16 6BG



To arrange a viewing call us now on 01354 694900

This exquisite LUXURY APARTMENT boasts a spacious layout with THREE BEAUTIFULLY APPOINTED BEDROOMS, perfect for families or those seeking extra space. As you enter, you'll be greeted by a stunning GRAND STAIRCASE that adds an air of elegance to the inviting hall. This unique residence showcases many original features that blend classic charm with modern comfort, creating a truly one-of-a-kind living experience.

With the added convenience of ALLOCATED PARKING, you can enjoy the vibrant lifestyle of the town while having a serene retreat to call your own.



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Hall
Double entrance doors leading into the apartment.

Kitchen/Dining Room
5.08m (16'8") x 3.31m (10'10")
Fitted with a matching range of wall and base units housing single electric oven and four ring ceramic hob with extractor over, integrated fridge and dishwasher, 1½ sink and drainer, breakfast bar, window to rear.



Living Room
4.63m (15'2") x 3.76m (12'4")
Feature fireplace, shelving, window to rear.



Bedroom 1
5.44m (17'10") x 4.04m (13'3")
Window to front, feature fireplace.



Bedroom 2
5.20m (17'1") x 3.95m (13')
Window to front, feature fireplace, airing cupboard.



Bedroom 3
4.00m (13'1") x 2.84m (9'4")
Window to front.

OUTSIDE
A gated entrance leads round to the parking space and communal garden area. The apartment is located on the second floor and is accessed via internal stairs.

SERVICES

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

Tenure Leasehold
Council Tax Band B
Energy rating D

LEASEHOLD INFORMATION

The term of the lease is 999 years from 4th June 2010 so you will be acquiring an unexpired lease term of 984 years service charge, you're looking at £2,855 per year.

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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