

£115,000

75 Station Street, Chatteris, Cambridgeshire PE16 6EL



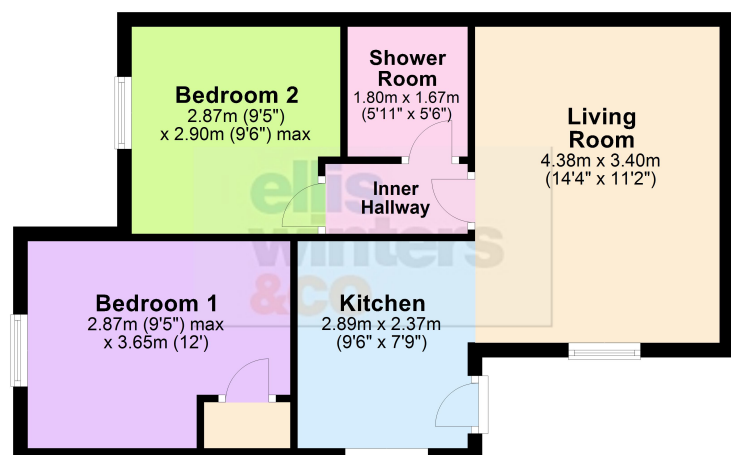
To arrange a viewing call us now on 01354 694900

Offered for sale with NO FORWARD CHAIN, this ground floor apartment has modern open plan kitchen and living room, two double bedrooms and shower room.

There is a modern electric heating system plus ALLOCATED PARKING.

This is an ideal investment or first time buy.

Ground Floor



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KITCHEN

2.89m (9'6") x 2.37m (7'9")

Fitted with a matching range of wall and base units complete with fridge/freezer, single electric oven and four ring electric hob with extractor over, open plan to living room, window to front.

LIVING ROOM

4.38m (14'4") x 3.40m (11'2")

Window to front, open plan to living room.

SHOWER ROOM

1.80m (5'11") x 1.67m (5'6")

Fitted with a single shower cubicle with mains shower, low level WC and hand wash basin.

BEDROOM 1

3.65m (12') x 2.87m (9'5") max.

Window to rear.

BEDROOM 2

2.90m (9'6") max. x 2.87m (9'5")

Window to rear.

OUTSIDE

There is one allocated parking space with the property.

TENURE

Leasehold

LEASEHOLD INFORMATION

We understand the Lease is for 125 years from 2007. The current ground rent and service charges are £252.50 half yearly.

SERVICES

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

Fenland District Council Tax band - A

Energy rating - B

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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