

# £120,000

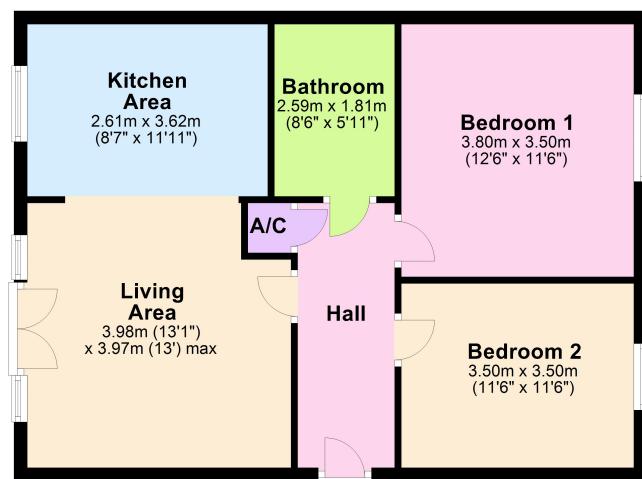
Old Station Place, Chatteris, Cambridgeshire PE16 6BF



To arrange a viewing call us now on 01354 694900

This STUNNING second floor apartment has to be the nicest we have ever been into at Old Station Place! CRISP and MODERN with a matching theme throughout, this two bedroom apartment would make an ideal first time home, or investment buy. Our sellers have a real flair for presentation and we were certainly WOWED as we wandered between rooms. Having a modern open plan living room and kitchen with Juliet balcony, two double bedrooms plus a spacious bathroom. It really is perfect so call us now to book your viewing.

#### Second Floor Flat



# £120,000

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## SECOND FLOOR APARTMENT

### HALL

Airing cupboard.

### KITCHEN AREA

3.62m (11'11") x 2.61m (8'7")

Fitted with a modern range of wall and base units with breakfast bar area, plumbing for washing machine and space for fridge/freezer, single electric oven and four ring gas hob with extractor over, boiler cupboard and window to side.

### LIVING AREA

3.98m (13'1") x 3.97m (13') max.

Double doors opening with Juliet balcony and windows to each side. Open plan to kitchen.

### BEDROOM 1

3.80m (12'6") x 3.50m (11'6")

Window to side.

### BEDROOM 2

3.50m (11'6") x 3.50m (11'6")

Window to side.

### BATHROOM

Fitted with a three piece suite comprising:

Panelled bath which has mixer tap shower, low level WC and hand wash basin.

Extractor fan.

### OUTSIDE

There are two allocated parking spaces and communal garden areas.

### LEASEHOLD INFORMATION:

125 year Lease from 2006

Ground Rent approx. £125 pa

Maintenance Charge –  
approx. £485 (6 monthly)

Insurance £260 pa

## DIRECTIONS

Proceed round into Park Street and turn right into Station Road. At the end turn left into Station Street and keep going straight. At the mini roundabout turn right into Old Station Place. The apartment is located in the first block and is in the second door along and on the top floor. There is an intercom system in the flats.

## VIEWINGS

By arrangement with elliswinters&co

Council Tax band - A

EPC - C

## 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 £49 plus VAT 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.

ellis winters 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA

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