



Kent House, Black Horse Lane, Chatteris, PE16 6RB

**CHEFFINS**



## Black Horse Lane

Chatteris,  
PE16 6RB

- Residential Investment Opportunity
- 4 Residential Flats
- Potential For Rental Growth
- Freehold Subject To Assured Shorthold Tenancies
- Part Let

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### LOCATION

The property is located off Black Horse Lane in the centre of Chatteris, which is a popular fenland market town convenient for regional centres (Cambridge 25 miles, Peterborough 20 miles).

**Guide Price £380,000**





## Description

An interesting residential investment opportunity being a detached Grade II Listed 3 storey period house dating from 1789 which has been converted into 4 residential flats together with gardens to the front and rear along with outbuildings and carparking.

The property is of a brick construction under a clay pantile roof and has accommodation over three floors with flats 2 and 3 having accommodation of the first and second floors.

The property has a gross internal floor area of approximately 302.22 square metres (3,253.04 square feet).

### Flat 1

Ground floor flat extending to 65.33 square metres (703.20 square feet) with accommodation comprising: Lounge, Kitchen, 2 Bedrooms and Bathroom.

### Flat 2

First floor maisonette extending to 100.60 square metres (1,082.84 square feet) with accommodation comprising:

First Floor: Entrance Hall, Lounge, Kitchen, Store and Bathroom  
Second Floor: 3 Bedrooms and Landing Area

### Flat 3

First floor maisonette extending to 77.16 square metres (830.54 square feet) with accommodation comprising:

First Floor: Entrance Hall, Lounge and Kitchen.  
Second Floor: 2 Bedrooms, Bathroom and Landing Area

### Flat 4

Ground floor flat extending to 51.62 square metres (555.63square feet) with accommodation comprising: Entrance Hall, Lounge, Kitchen, Bedroom and Bathroom.

Flats 2 and 3 Share a communal entrance hall and staircase.

Each flat is fitted with a gas fired central heating system with radiators fitted in all the main rooms. The windows are largely uPVC framed and double glazed with some single glazed timber framed windows.

### External

To the front of the property is an enclosed garden which is formed of a lawn area and an area of border beds with timber outbuildings and a summer house.

To the rear is a further area of enclosed garden which is largely lawn.

Beyond the immediate garden is a detached brick building with a pitched roof covered with clay pantiles. The building has a gross external floor area of 46.48 square metres (500 square feet) and has been divided into to provide 2 garages and 4 garden stores.

An area of tarmacked forecourt provides off street parking for the residents of the flats.

### Outgoings

All flats are in Council tax Band A.

All flats are connected to mains water, electricity and drainage.

### Tenure

Freehold subject to Assured Shorthold Tenancies.

### Wayleaves, Easements, Covenants and Rights of Way

The property is being sold with the benefit and subject to all existing rights of way, wayleaves and easements. A right of way and parking is reserved for the benefit of 10 Black Horse Lane as shaded brown on the attached sale plan.

### Local Authority

Fenland District Council, 14 Church Lane, Chatteris, PE16 6JA

### Listed Buildings

The property is Grade II Listed with a List Entry Number 1126010.

### Postcode and What3Words

Postcode - PE16 6RB

What3Words - ///surcharge.twit.hotdog

### Viewings

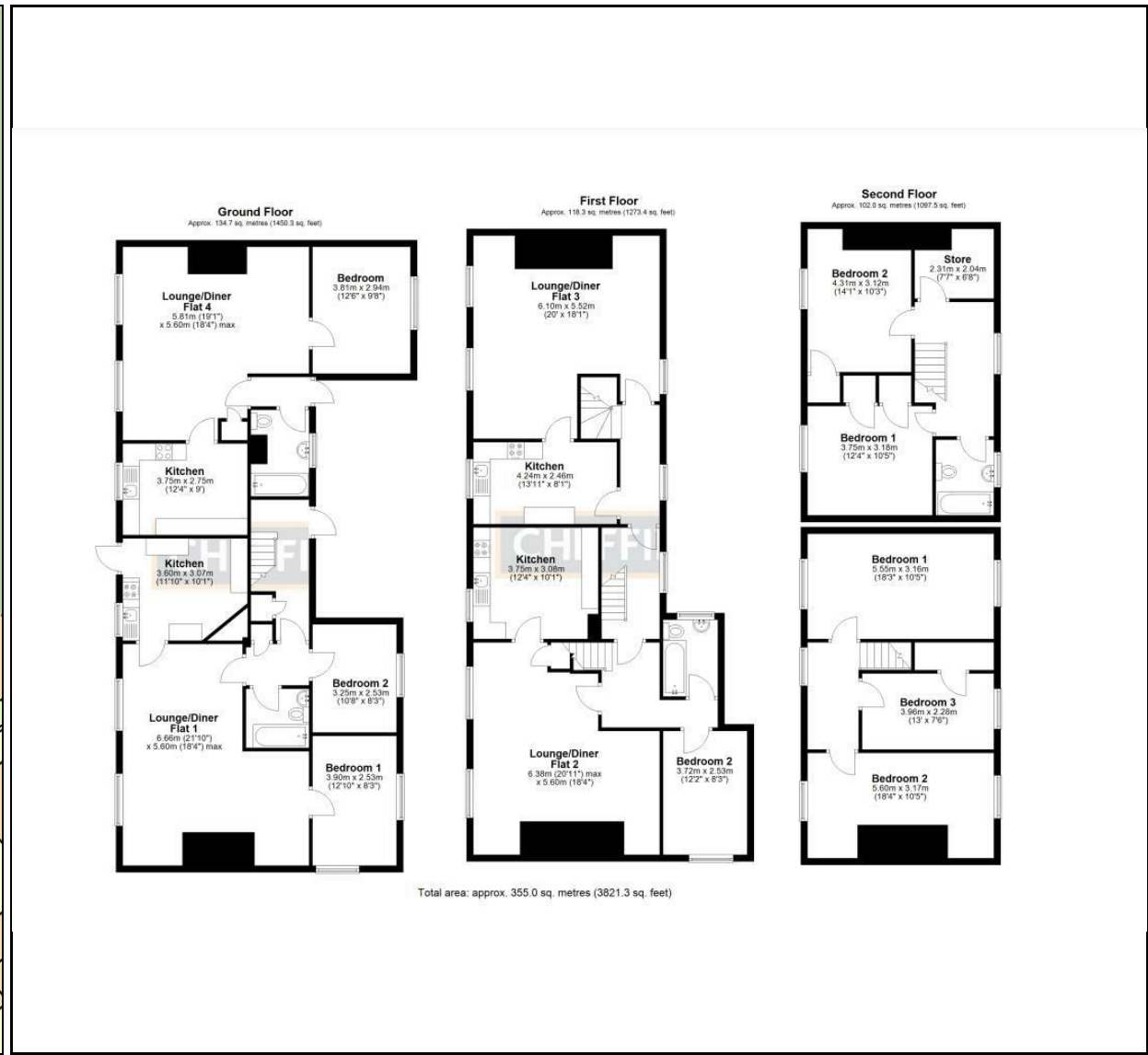
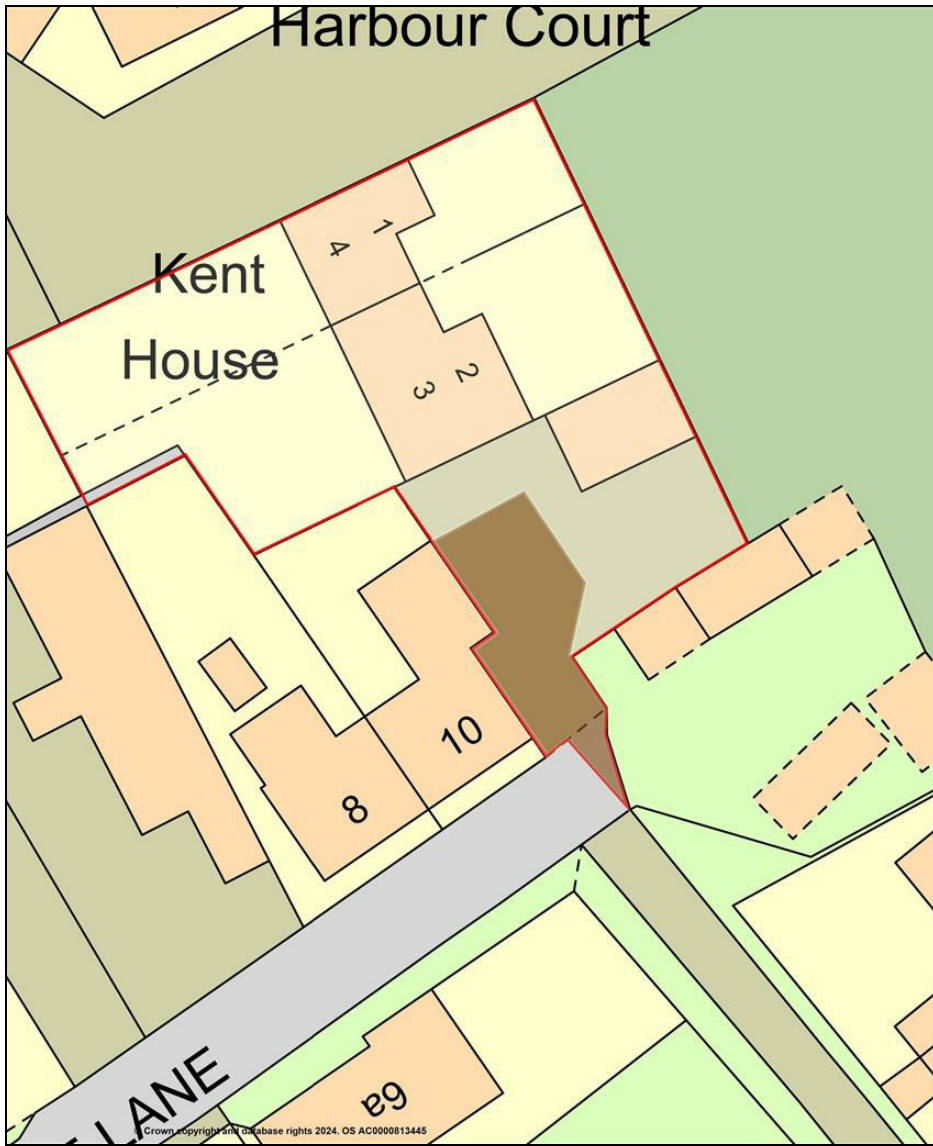
Viewings are strictly by appointment with the Selling Agents. For further information please contact Edward Tabner (01353) 654922 or Andrew Amey (01353) 654919.

### Anti-Money Laundering Regulations

Buyers will be required to provide proof of identity and address to the Selling Agent following acceptance of an offer (subject to contracts) and prior to Solicitors being instructed.

Flat	Floor Area Sq. m	Bedrooms	Rent PCM	EPC Band
1 G.F.	65.33	2	£410	C (69)
2 F.F.	100.60	3	£400	D (64)
3 F.F.	77.16	2	Vacant	TBC
4 G.F.	54.62	2	£500	D (63)





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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.