



**Bancroft Lane**  
**Soham, Cambridgeshire CB7 5DG**  
**Guide Price £150,000**

## Bancroft Lane, Soham, Cambridgeshire CB7 5DG

This beautifully maintained and presented 1 bedroom first floor apartment offers excellent space and is located in a quiet position on the outskirts of the town.

With accommodation comprising of entrance hall, open plan sitting / dining room, kitchen, bedroom with dressing area and bathroom. Externally there is an allocated parking space.

An ideal first time or investment purchase.

EPC (C)  
Council Tax A (East Cambs)

**Accommodation Details:**  
With staircase rising to the:

### Hallway

With access to airing cupboard, window to the rear aspect and door through to the:

**Living Room 14'5" x 12'3" (4.40 x 3.74)**

Spacious living/dining room with TV connection point, radiator, window to the front aspect and opening through to the:

**Kitchen 12'3" x 6'6" (3.74 x 1.99)**

Fitted with a range of matching eye and base level storage units with working surfaces over, tiled splashbacks, inset stainless steel sink and drainer with mixer tap, integrated oven with four-ring gas burner hob and extractor hood above, space for a fridge/freezer and washing machine. Tiled flooring and window to the front aspect.

**Bedroom 11'5" x 10'5" (4.61 x 3.18)**

Double bedroom with built-in wardrobes, radiator, window to the side and rear aspect.

**Bathroom 6'5" x 5'6" (1.98 x 1.68)**

Three piece white suite comprising a low level WC, wash basin with vanity cupboard under, panelled bath, part tiled walls, heated towel rail and window to the rear aspect.

### Outside

This property has its own front door with no communal area and comes with one allocated parking space.

### Property Information:

Maintenance Fee: Service charge £565.99 per annum.

EPC - C

Tenure - Leasehold (125 years remaining)

Council Tax Band - A (East Cambs)

Property Type - Flat

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 51 SQM

Parking - One allocated parking space

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - TBC

Broadband Type - Ultrafast available, 1000Mbps download, 1000Mbps upload

Mobile Signal/Coverage -

Ofcom advise 'Limited'

Rights of Way, Easements, Covenants - None that the vendor is aware of



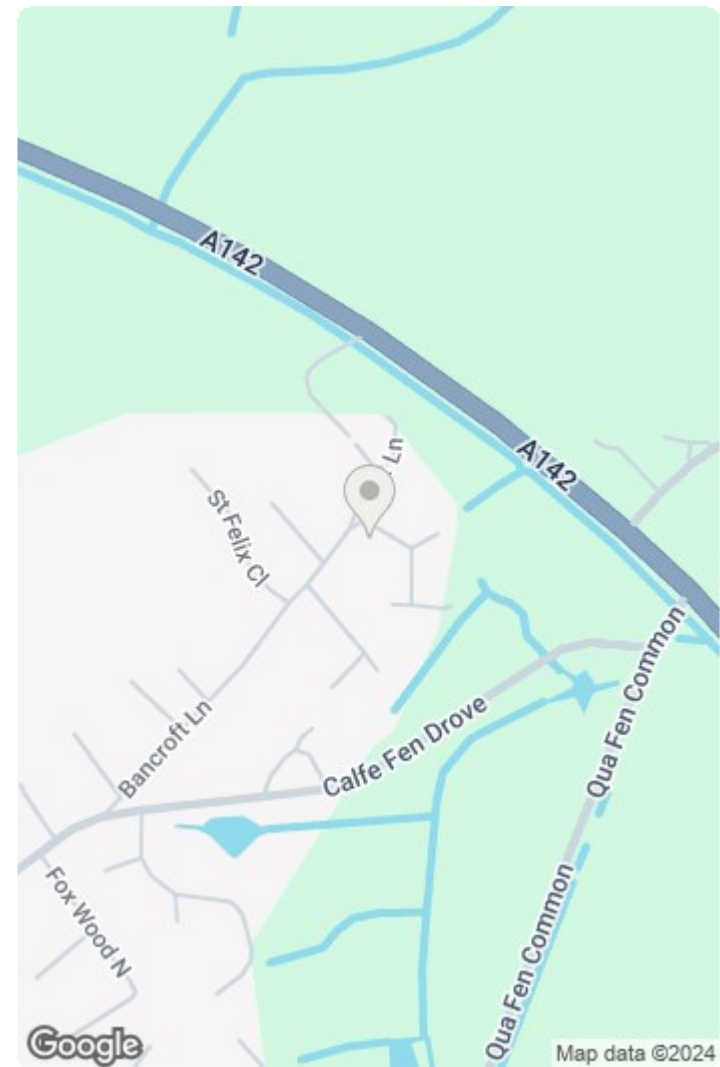
**GROUND FLOOR**  
570 sq.ft. (53.0 sq.m.) approx.



32A BANCROFT LANE

TOTAL FLOOR AREA : 570 sq.ft. (53.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
77	79		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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