



Chandlers Court
Burwell, Cambridgeshire CB25 0AZ
Guide Price £190,000

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A well-presented and rarely available GROUND FLOOR apartment forming part of this established development and set within moments of local shops and village amenities.

Accommodation includes a secure communal entrance lobby, entrance hall with intercom entry, living/dining room, kitchen, two bedrooms and a bathroom. Further benefits include replacement uPVC double glazing, gas fired central heating and further hallway storage.

Complete with well-maintained and tended to communal gardens, a GARAGE and ample communal parking.

Offered for sale with the distinct advantage of NO ONWARD CHAIN.

Communal Entrance Hall

With intercom system, leading to:

Entrance hall:

Built in storage cupboard, Leading to:

Bedroom 1 10.9 x 10.9 (3.05m.2.74m x 3.05m.2.74m)

Window to rear aspect with fitted wardrobes and vanity unit.

Bedroom 2 8'5" x 8'2" (2.57 x 2.49)

Window to the front aspect and radiator

Bathroom

Refitted Bathroom

Suite comprising bath with shower attachment, low level WC, pedestal wash hand sink basin, fully tiled walls, matching tiled shelving

Living/Dining Room 16'3x10'2 (4.95mx3.10m)

Double aspect windows to front and rear, television aerial, feature fireplace, two radiators and archway through to:

Kitchen 10'x7'2 (3.05mx2.18m)

With matching range of base and eye level storage units with working top surfaces over, stainless steel sink and drainer with mixer tap, built in oven with electric four ring hob with extractor fan above, tiling to splash back areas, space for fridge, space and plumbing for washing machine and tumble drier, radiator and window to rear aspect.

Outside

Communal gardens mainly laid to lawn and communal parking area, with parking space.

Garage

With up and over door.

Property Information:

Maintenance Fees: We have been advised by the current owners that the property is available on a leasehold basis with an approximate 173 years remaining on the lease. With a yearly service/maintenance charge of £129 per month. Ground rent is peppercorn, if demanded.
EPC - C
Tenure - Leasehold
Council Tax Band - B (East Cambs)
Property Type - Ground Floor Flat
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 50 SQM
Parking – Garage & Communal Parking
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - tbc
Broadband Type – Ultrafast available, 1000Mbps download, 100Mbps upload
Mobile Signal/Coverage – Ofcom advise likely/limited on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of
Location – What 3 Words - surveyors.mend.done



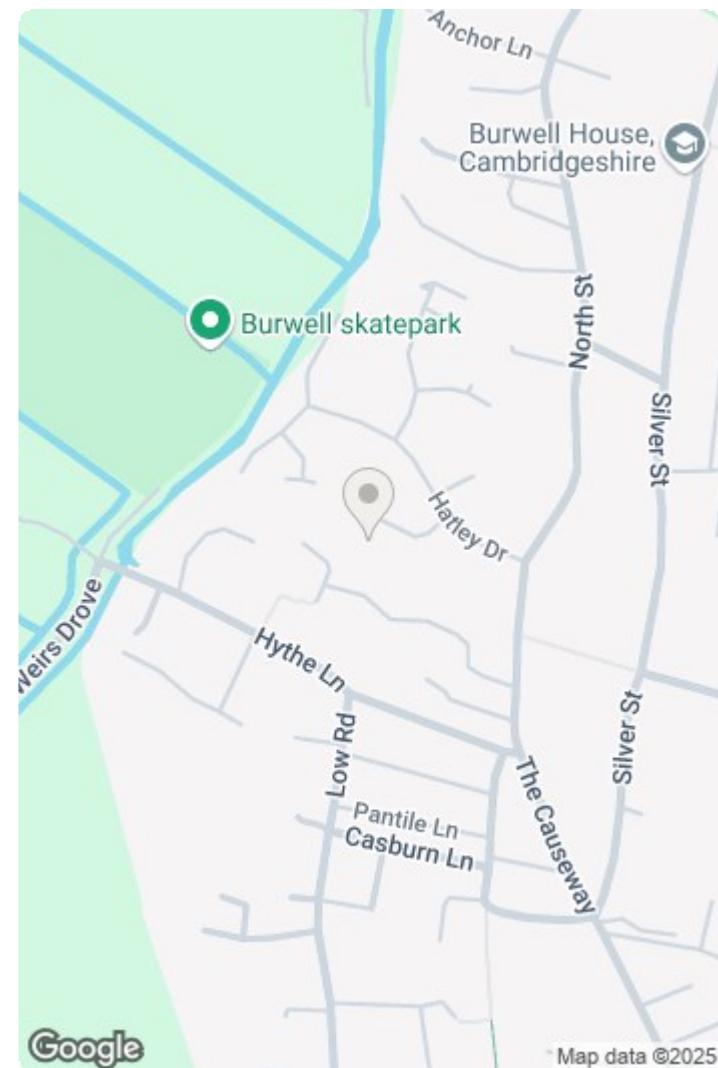
GROUND FLOOR
538 sq. ft. (50.0 sq. m.) approx.



TOTAL FLOOR AREA : 538 sq. ft. (50.0 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 inaccuracy, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The floor plan is not to scale and has not been tested and no guarantee is given as to their operability or efficiency can be given.

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| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 72 | 74 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| EU Directive 2002/91/EC | | | |
| England & Wales | | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 75 | 78 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| EU Directive 2002/91/EC | | | |
| England & Wales | | | |

This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising from them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.

