



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 tendered 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

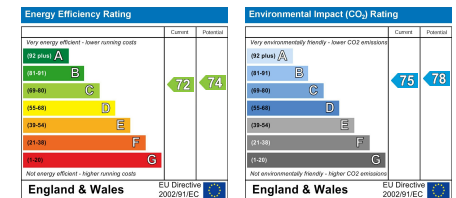
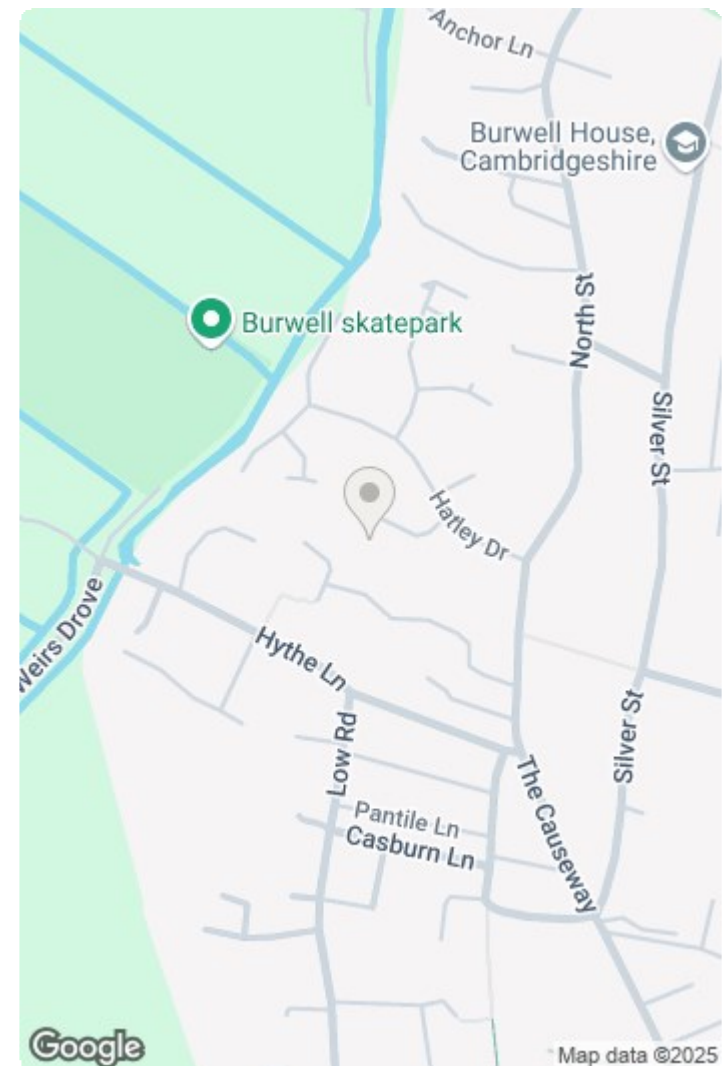


GROUND FLOOR
538 sq. ft. (50.0 sq. m.) approx.



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 errors, omissions or mis-statements. 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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