



Total area: approx. 80.0 sq. metres (861.2 sq. feet)

Ground Floor
Entrance via a secure video telecom system

Entrance Hall

Open Plan Kitchen/Dining/Living Room
7.13m (23'5") x 6.42m (21'1")

Bedroom One 3.50m (11'6") x 3.02m (9'11")

Bathroom

Bedroom Two 3.50m (11'6") x 2.89m (9'6")

En-suite

Storage

Outside
The property benefits from it's own private access to the beautifully landscaped communal rear garden, landscaped front gardens and an allocated parking space.

Further Information
Tenure: Leasehold
Service Charge: £1920 per annum
Ground Rent: £300 per annum
Lease Length: 999yr from 1st June 2015, 989yr remain
Council Tax Band: B
EPC Rating: 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 £40 + VAT (£48) 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.

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GUIDE PRICE

£300,000

115 High Street

Brampton, Cambs, PE28 4RA

PROPERTY SUMMARY

**** GUIDE PRICE £300,000-£325,000**** An executive, two double bedroom apartment situated in the charming 'The Grange' development in the heart of Brampton. Located on the ground floor, with its own secured front door and telecom entrance system. The heart of the apartment is the open plan kitchen/dining/ living room with private access to the south facing rear garden can be found via bespoke french doors. To the back of the apartment, the main bedroom can be found and benefits from a fitted wardrobe and Jack and Jill bathroom. The second bedroom is complimented by an en-suite shower room and wardrobe space. Sash windows compliment the bedrooms looking onto the front gardens and an allocated parking space can be found to the side of The Grange. Ideally located within 5 miles of Huntingdon's main line train station, Hinchbrook Country Park and walking distance of local amenities, this apartment truly is a must see property.

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