



LOVETT
Sales & Lettings

£128,000



9 Burybrooke Court, Great Whyte, Ramsey, Huntingdon, PE26 1HS

- First & second floor maisonette
- Three bedrooms
- Town centre location
- Close to shops and amenities
- Car Port parking to rear
- 36ft Living / dining / kitchen

Full Description

A spacious three bedroom first floor maisonette in the town centre of Ramsey with an abundance of shops and amenities. The accommodation over two floors comprises entrance hall, shower room, bedrooms one and three on the first floor. On the second floor there is a 36ft living, dining and kitchen plus bedroom two and WC. Externally, there is an allocated carport accessed to the rear. Burybrooke Court is a converted building dating back to 1754 which underwent alterations in 1896 and was converted into flats in 1987. Viewing highly recommended. No forward chain.

ENTRANCE HALL

Communal stairs leading to the first floor. Wooden entrance door. Storage cupboard. Electric heater. Stairs to first floor. Doors to shower room, bedroom one and bedroom three.

SHOWER ROOM

Three piece white suite comprising low level WC, pedestal wash hand basin and fitted shower with glass sliding door and tiled splash backs. Extractor fan. Window to rear.

BEDROOM ONE

14' 0" x 7' 8" (4.27m x 2.34m)
Window to side. Electric heater.

BEDROOM THREE

9' 4" x 8' 6" (2.84m x 2.59m)
Window to side. Cupboard under stairs. Electric heater.

SECOND FLOOR LANDING

Loft access. Doors to bedroom two, WC and living/dining/kitchen area.

WC

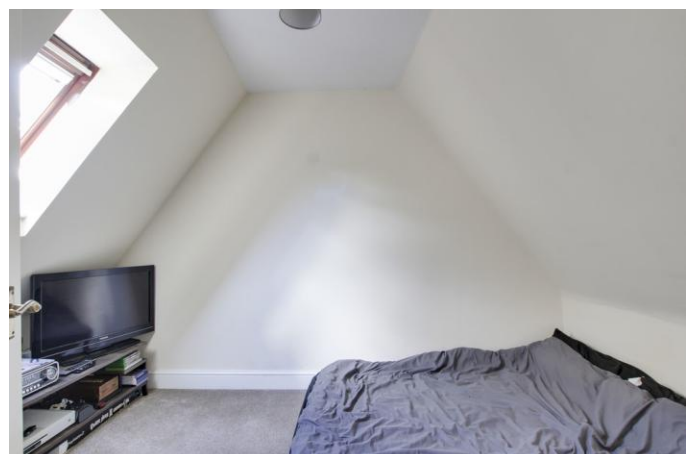
Two piece white suite comprising low level WC and pedestal wash hand basin. Tiled splash backs. Eaves storage cupboard.

BEDROOM TWO

11' 11" x 7' 7" (3.63m x 2.31m)
Velux window to rear. Electric heater.

LIVING / DINING / KITCHEN AREA

36' 1" x 11' 11" (11m x 3.63m)
Two Dorma windows to front and two Velux windows to rear. Laminate flooring. Cupboard housing hot water cylinder. Electric storage heaters.



Kitchen area:

Fitted kitchen comprising work surfaces with complementary drawers and cupboards under. Wall mounted cupboards. Single bowl sink with mixer tap. Built in electric oven and four ring hob with extractor over. Built in fridge / freezer and dishwasher. Plumbing for washing machine.

PARKING

Allocated car-port parking space accessed to the rear of the development.

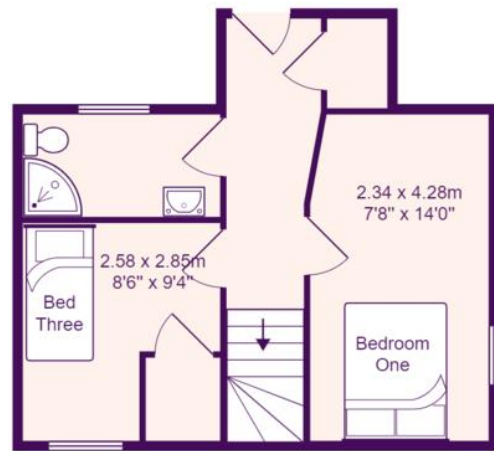
LEASEHOLD INFORMATION

The lease was 125 years from 04/02/1987 - 86 Years remaining.

The annual service charge for 01/10/2023 - 30/09/2024 is £1724.22 (Which includes a reserve fund payment of £266.80) - This is reviewed annually

The annual Ground Rent payment for 01/10/2023 - 30/09/2024 is £30.





First Floor



Second Floor

Total Area: 84.9 m² ... 914 ft²

All measurements are approximate and for display purposes only