



Empire Granary Court, Hitches Street, Littleport, CB6 1PL



# Empire Granary Court, Hitches Street

Littleport,  
CB6 1PL

A first-floor, one-bedroom apartment in the heart of Littleport, within easy walking distance of essential amenities and the mainline train station.

This thoughtfully laid-out apartment includes a spacious entrance hallway, a comfortable living room, a kitchen with a convenient breakfast bar, a double bedroom, and a bathroom.

Outside, the property provides the added convenience of an off-road parking space.

Whether you're a first-time buyer, an investor, or a commuter, this property presents an excellent opportunity. An internal viewing is strongly recommended.

## LOCATION

Littleport has a good range of shopping, schooling, health and day to day amenities and facilities with a further more comprehensive range of facilities available at Ely (approximately 6 miles to the South) including the recently opened Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants. Littleport offers a mainline rail station to London via Cambridge (20 miles) which is supported by a major road network providing access to surrounding provincial centres.



## Offers In The Region Of £107,500





## ENTRANCE HALL

With door to front aspect, laminate flooring, wall mounted electric fuse box, storage heater, useful storage cupboard housing hot water cylinder.

## LIVING ROOM

With double glazed window to rear aspect, storage heater and room for table and chairs.

## KITCHEN

With double glazed window to rear aspect, breakfast bar with room for chairs. Kitchen fitted with eye and base level storage units, drawers and work surfaces over, inset stainless steel sink unit and drainer, space for electric cooker, plumbing for washing machine, room for fridge/freezer.

## BATHROOM

With obscured double glazed window to rear aspect, suite comprising panel bath, electric shower, low level WC, wash hand basin, electric fan heater.

## BEDROOM

A double bedroom with double glazed window to rear aspect, electric heater.

## OUTSIDE

The property benefits from 1 allocated parking space.

## MATERIAL INFORMATION

Tenure - leasehold

Length of lease - we understand there approximately 966 years remaining of an original 999 year lease which commenced in 1990

Annual ground rent amount - n/a

Ground rent review period - n/a

Annual service charge amount - £1229.36

Service charge review period - tbc

Council tax band - A

Broadband Connected - Yes

Broadband Type - according to ofcom.org.uk standard and superfast broadband is available in the area.

Maximum available download speeds are: standard 18 Mbps, superfast 80 Mbps.

Mobile Signal/Coverage - accordingly to Ofcom.org.uk 'voice' is indicated to be limited for 3 out of the 4 providers checked and 'data' is indicated to be limited for 1 out of the 4 providers checked

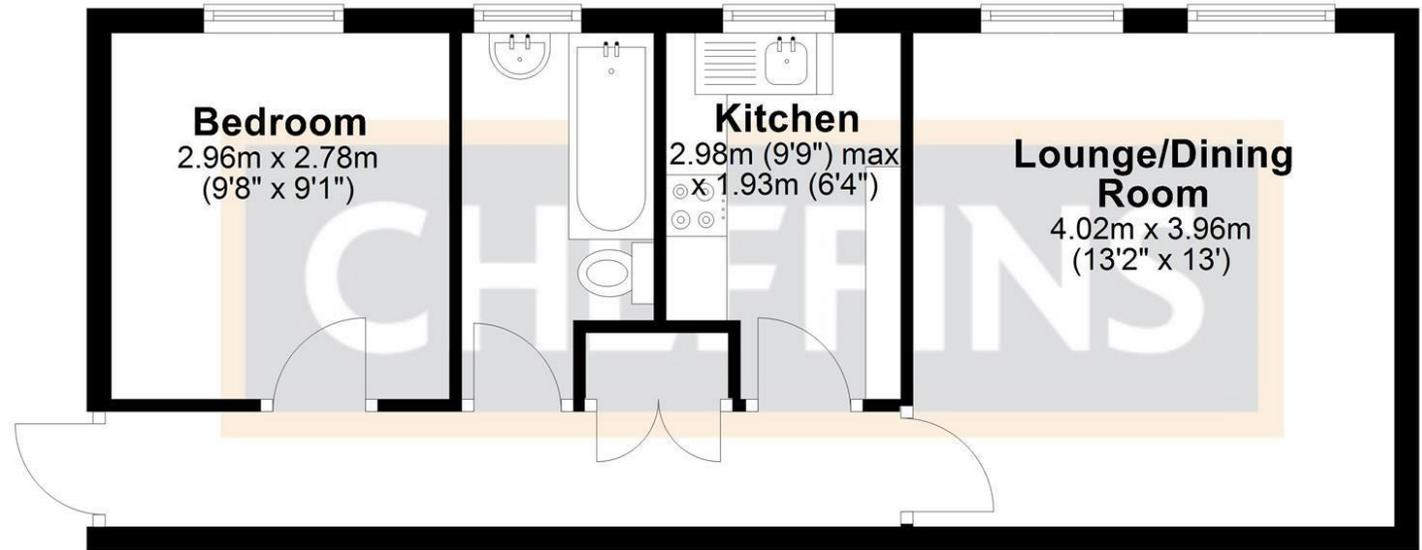
Flood risk - according to the Environment Agency website there is a medium risk of flooding from surface water (Medium risk means that this area has a chance of flooding of between 1% and 3.3% each year.)

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.

## First Floor

Approx. 42.3 sq. metres (455.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		76	76
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Offers In The Region Of £107,500

Tenure - Leasehold

Council Tax Band - A

Local Authority - East Cambs District Council

Total area: approx. 42.3 sq. metres (455.8 sq. feet)

25 Market Place, Ely, CB7 4NP | 01353 654900 | cheffins.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.