



Limes Close, Littleport, CB6 1QQ

**CHEFFINS**



# Limes Close

Littleport,  
CB6 1QQ

- First Floor Maisonette
- Generous Lounge / Diner
- Modern Kitchen
- 2 Double Bedrooms
- Parking for 2/3 Vehicles
- Rear Courtyard Garden
- Ideal First Time Buy
- Leasehold / Council Tax Band A / EPC Rating C

Looking for a first time buy? How about this well presented, 1st floor Maisonette? This lovely home offers a ground floor entrance that provides access up to the 1st floor accommodation and a door to the rear courtyard garden. The accommodation offers a generous lounge / diner with large window overlooking the gardens and recreational area beyond, 2 double bedrooms, a fitted 3 piece bathroom and a modern kitchen. There is off road parking to the front for 2/3 cars and is available to view today!

2 1 1

**Guide Price £150,000**





## 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.

**ENTRANCE HALL**

With doors to front and rear aspects (the rear providing access to the garden), stairs up to the apartment.

**FIRST FLOOR ENTRANCE HALL/LANDING**

With access to loft (part boarded), window to front aspect, built-in storage cupboard.

**LOUNGE**

With large window to rear overlooking the gardens, radiator.

**BEDROOM 1**

With window to rear, radiator.

**BEDROOM 2**

With built-in storage cupboard, window to front aspect, radiator.

**KITCHEN**

With a range of base and wall units, cupboards and drawers, space for single oven, stainless steel sink with mixer tap, boiler, space for under cupboard fridge and freezer, plumbing for washing machine, window to front aspect.

**BATHROOM**

With window to side aspect, low level WC, inset vanity wash hand basin, 'P' shaped bath with shower over, radiator.

**OUTSIDE**

There is a courtyard style garden to rear for easy maintenance. The front has off road parking for 2/3 cars.

**TENURE**

Leasehold - we understand the original lease was for a period of 125 years which commenced in 1988.

We understand there is a ground rent payable currently in the sum of £0.83 per annum and a service charge/sinking fund payable currently in the sum of £898.32 per annum, payable in 12 monthly instalments of £74.86.

**VIEWING ARRANGEMENTS**

Strictly by appointment with the Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(62 plus) <b>A</b>		
(51-61) <b>B</b>		
(39-50) <b>C</b>	76	76
(31-38) <b>D</b>		
(21-27) <b>E</b>		
(15-20) <b>F</b>		
(9-14) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

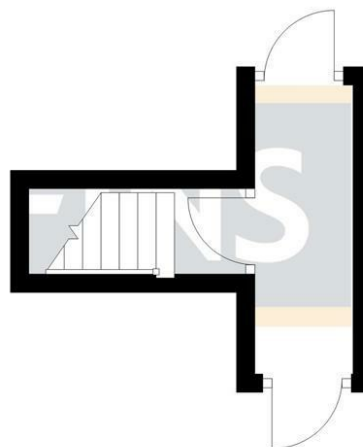
Guide Price £150,000

Tenure - Leasehold

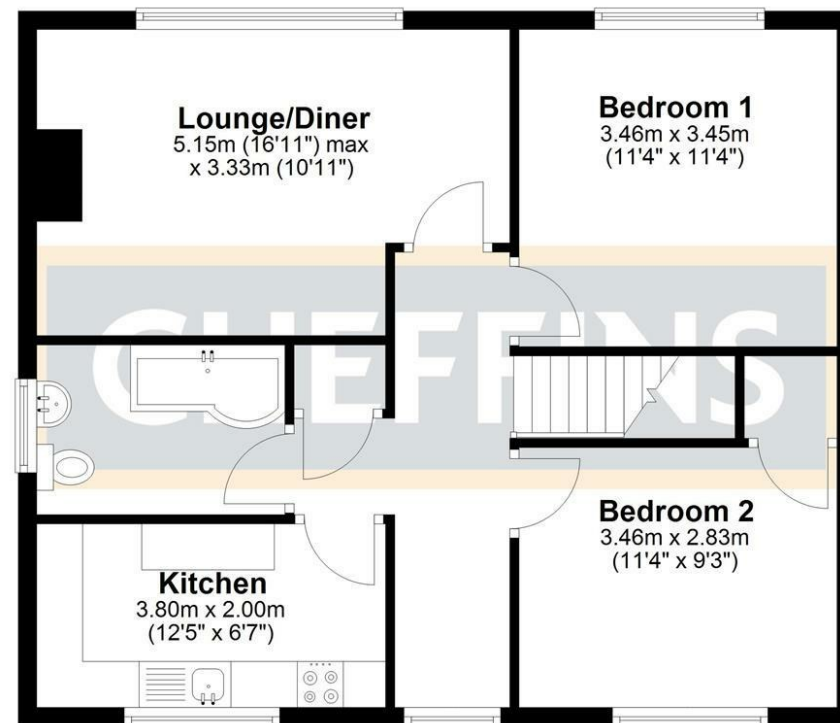
Council Tax Band - A

Local Authority - East Cambs District Council

**Ground Floor**  
Approx. 5.6 sq. metres (60.6 sq. feet)



**First Floor**  
Approx. 64.2 sq. metres (690.8 sq. feet)



Total area: approx. 69.8 sq. metres (751.4 sq. feet)

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

25 Market Place, Ely, CB7 4NP | 01353 654900 | [cheffins.co.uk](http://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.



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