



Chandlers Court, Burwell, CB25 0AZ

CHEFFINS

Chandlers Court

Burwell,
CB25 0AZ

- First Floor Apartment
- 2 Bedrooms
- Dual Aspect Living Room
- Village Location
- Garage & Parking Area
- Communal Garden

A well presented first floor apartment set within a highly sought-after development near the heart of the village. The accommodation features a dual aspect living room, a fitted kitchen, 2 bedrooms and a white bathroom suite. Benefits include gas fired central heating, communal gardens, garage and access to a shared parking area. An ideal first time purchase - Viewing recommended.

2 1 1

Guide Price £200,000





LOCATION

BURWELL is a highly sought after village, well situated for access to Newmarket (5 miles) and Cambridge (13 miles) business parks and rail stations offering services to King's Cross and Liverpool Street. The village benefits from a regular bus service and has an excellent range of facilities including a primary school, surgery, petrol station, Post Office, church, sports hall, public houses and a good range of shops. The village enjoys good access to the A14 and A11 both of which interconnect to the M11 motorway to London.

COMMUNAL ENTRANCE

with communal entrance door, stairs leading up to the first floor.

ENTRANCE HALL

with entrance door, radiator, storage cupboard, airing cupboard housing the gas boiler, window to the side aspect.

LIVING ROOM

A dual aspect room with windows to the front and rear aspects, feature fireplace with marble hearth and wooden surround, 2 radiators.

KITCHEN

with a range of matching wall and base units with stainless steel sink with mixer taps over, built-in electric oven with electric hob and extractor hood over, space and plumbing for appliances, vinyl flooring, radiator.

BATHROOM

with a 3 piece white suite comprising a pedestal wash hand basin, low level WC, side panel bath with shower over, tiled flooring and tiled walls, inset spotlights, extractor fan, heated towel rail.

BEDROOM 1

with fitted bedroom furniture, radiator, window to the side aspect.

BEDROOM 2

with a radiator, window to the side aspect.

OUTSIDE

Communal garden areas around Chandlers Court are mainly laid to lawn with an array of mature shrubs and hedgerow borders. To the side is a shingled driveway leading to a garage block and shared parking area.

GARAGE

with an up and over door.

Sales Agents Notes

Tenure – Leasehold

Length of Lease – 82 years remaining

Annual Ground Rent – £120

Annual Service Charge – £1,500

Service Charge Review Period – Annually

The property is located in a conservation area.


Please note the garage is not shown on the Land Registry title plan however, our vendor has confirmed to us this is part of their ownership.

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





First Floor Area 552 sq ft – 51 sq m

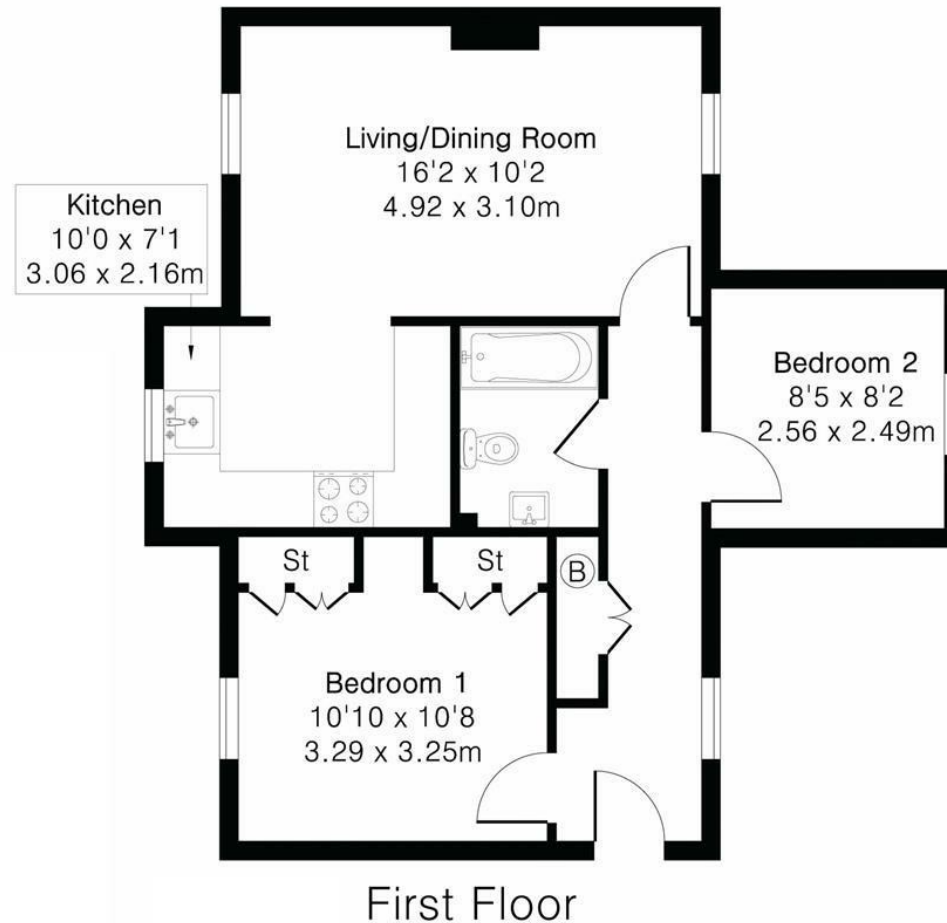
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £200,000

Tenure - Leasehold

Council Tax Band - B

Local Authority - East Cambridgeshire



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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.

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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.

