

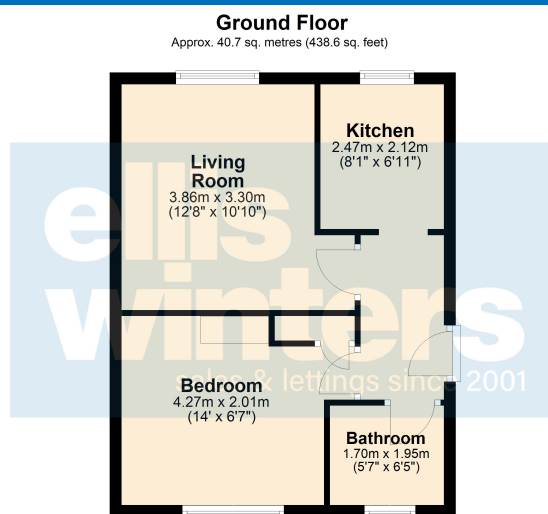
# £110,000

Whyte Court, Ramsey, Huntingdon PE26 1DU



**To arrange a viewing call us now on 01354 694900**

This completely REFURBISHED ground floor one bedroom apartment is ideally situated close to a wide range of local amenities and offers stylish, MODERN living throughout. The property features a CONTEMPORARY kitchen and a beautifully re-fitted bathroom, while both the living room and bedroom boast attractive feature wall panelling for added character. A charming working open fireplace enhances the cosy feel of the living room, and outside there is a small GARDEN space perfect for relaxing. An ideal home for first time buyers, downsizers, or investors seeking a high quality, ready to move into property.



Total area: approx. 40.7 sq. metres (438.6 sq. feet)

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### GROUND FLOOR

#### Living Room

3.86m (12'8") x 3.30m (10'10")

Feature panelling to wall, working open fireplace, window to rear.

#### Kitchen

2.47m (8'1") x 2.12m (6'11")

Fitted with a matching range of wall and base units housing brand new electric cooker with extractor hood over, plumbing for washing machine and space for fridge/freezer, window to rear.



#### Bedroom

4.27m (14') x 2.01m (6'7")

Window to front, feature panelling to wall. Storage cupboard.

#### Bathroom

1.95m (6'5") x 1.70m (5'7")

Re-fitted with a panelled bath which has mains shower over with rainwater head, low level wc and hand wash basin set within vanity unit. Window to front.



### OUTSIDE

There is a small enclosed garden area to the rear which has a variety of shrubs. In the communal entrance hall is a cupboard to the side of the front door ideal for additional storage which has a lock and also houses the gas boiler.



### LEASEHOLD

#### Leasehold Information

There is a new 990 year Lease in place.

Ground Rent, Service Charge etc., £85.12 pcm

Huntingdonshire District Council tax band A

Energy rating C



### SERVICES

Mains gas, electricity, water and drainage.

The property has gas fired central heating.

#### 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 plus VAT per transaction (£48 inc VAT), 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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