

# £125,000

Great Whyte, Ramsey, Huntingdon PE26 1HH



To arrange a viewing call us now on 01354 694900

This fabulous first-floor apartment sits in a central position in Ramsey, just moments from a range of amenities. The deceptively spacious layout comprises a welcoming lounge/diner, a good-sized kitchen, a double bedroom and a cosy bathroom. Outside, there is off-road parking and a garden shared with the ground-floor apartment. A real bonus is owning 50% of the freehold, providing greater ownership and potentially lower ongoing costs. An ideal choice for first-time buyers, couples, or investors seeking a well-located, low-maintenance home.

First Floor  
Approx. 60.2 sq. metres (647.6 sq. feet)



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## FIRST FLOOR

**Living Room**  
5.06m (16'7") x 3.68m (12'1")  
Window to front.

**Kitchen**  
3.76m (12'4") x 3.17m (10'5")  
Fitted with a matching range of base units complete with freestanding cooker, plumbing for washing machine and space for fridge/freezer, wall mounted gas boiler, single sink and drainer, window to side.

**Bedroom**  
3.81m (12'6") x 2.90m (9'6")  
Window to side, storage cupboard.

**Bathroom**  
2.75m (9') x 2.73m (8'11")  
Window to side, storage cupboard.

**OUTSIDE**  
Double gates to one side lead to the driveway where there is off road parking.

The rear garden is laid to gravel for ease of maintenance. One wall has been spray painted and this can be whitewashed if required.

**SERVICES**  
Mains gas, electricity, water and drainage.  
The property has gas fired central heating.  
The boiler is 2 years old.

**LEASEHOLD INFORMATION**  
The property has a 999 year Lease from and including 20/03/18. Both this apartment and the ground floor have a share in the freehold and a 50% share will transfer to the new owner. There are no ground rent and maintenance charges.

Energy rating E  
Huntingdonshire District Council tax band A

## 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 £49 + VAT per transaction, 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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