

# £120,000

Old Station Place, Chatteris, Cambridgeshire PE16 6BF

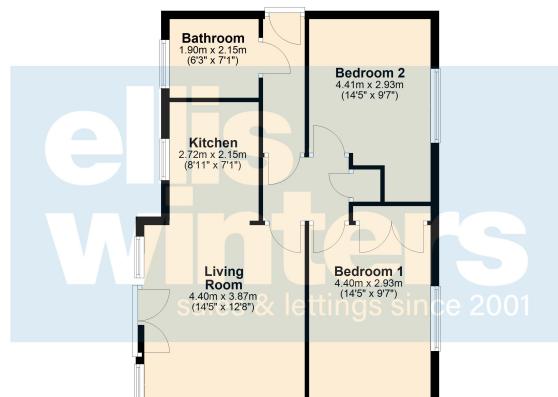


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Prime investment opportunity with tenants in situ. This ground floor apartment features a contemporary kitchen open plan to a bright lounge/diner which has double doors leading out to a small patio area for outdoor relaxation. Two generous double bedrooms and a family bathroom complete the accommodation. The open-layout design maximizes space and light, while the in-situ tenancy provides immediate rental income. A low-maintenance, well-presented home that's attractive to tenants and ready for a new landlord to reap the rewards.

#### First Floor Apartment

Approx. 61.3 sq. metres (659.8 sq. feet)



Total area: approx. 61.3 sq. metres (659.8 sq. feet)

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## Ground Floor Apartment

### Kitchen

2.72m (8'11") x 2.15m (7'1")

Fitted with a matching range of wall and base units housing eye level double electric oven and four ring gas hob with extractor over, plumbing for washing machine and space for fridge/freezer, 1 ½ sink and drainer, wall mounted gas boiler, laminate floor, window to rear.

### Living Room

4.40m (14'5") x 3.87m (12'8")

Open plan to kitchen, double doors out to patio area.

### Bathroom

2.15m (7'1") x 1.90m (6'3")

Fitted with a panelled bath which has mains shower over, low level wc and hand wash basin. Window to rear.

### Bedroom 1

4.40m (14'5") x 2.93m (9'7")

Window to front, fitted wardrobes.

### Bedroom 2

4.41m (14'5") x 2.93m (9'7")

Window to front.

**OUTSIDE**  
There is a small open plan patio area directly outside the living room. There is also access to a roof garden ideal for drying clothes.

## LEASEHOLD INFORMATION

125 year Lease from 2006

Ground Rent approx. tbc

Maintenance Charge tbc

Buildings Insurance tbc

## SERVICES

Mains gas, electricity, water and drainage.

The property has gas fired central heating.

Energy rating C

Fenland 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 £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

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