



EMPIRE
GRANARY
COURT

Empire Granary Court

Hitches Street, Littleport, CB6 1PL

CHEFFINS

Hitches Street

Littleport,
CB6 1PL

- No Forward Chain
- Second Floor Flat
- Generous 1 Bedroom Accommodation
- Associated Parking Space
- Ideal First Time Buy / Investment Opportunity
- Long Lease
- Potential to Create a Second Bedroom (Subject to Freeholder Permission)
- Read to Move Into
- Leasehold / Council Tax Band A / EPC Rating E

Cheffins offer to the market this well presented second floor flat, situated in a central location within the Popular Town of Littleport, convenient for access to local facilities, amenities and the Mainline Railway Station.

The property could offer a perfect first time purchase or buy to let opportunity, currently offering 1 double bedroom, a 3-piece bathroom and a spacious open plan kitchen/living area with the potential to create a second bedroom with further investment and freeholder permission.

The property benefits from a long lease, an associated off road parking space and is available with no forward chain.

Please contact us today for further information or to arrange a viewing.



Guide Price £110,000





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.

A communal entrance/stairwell provides access to:

ENTRANCE HALL

With door to front, useful storage cupboard housing the hot water tank, intercom system, consumer units.

DOUBLE BEDROOM

With window to side.

BATHROOM

Fitted with a 3-piece suite comprising low level WC, pedestal wash hand basin, panelled bath with shower over, window to side.

OPEN PLAN LOUNGE / DINING ROOM / KITCHEN

Kitchen area fitted with a range of base and wall units with work surfaces over, plumbing for washing machine, space for single oven, stainless steel sink, tiled splashbacks, window to side.

Lounge/Dining area with 2 windows to side.

OUTSIDE

The property has a parking space for 1 vehicle.

TENURE

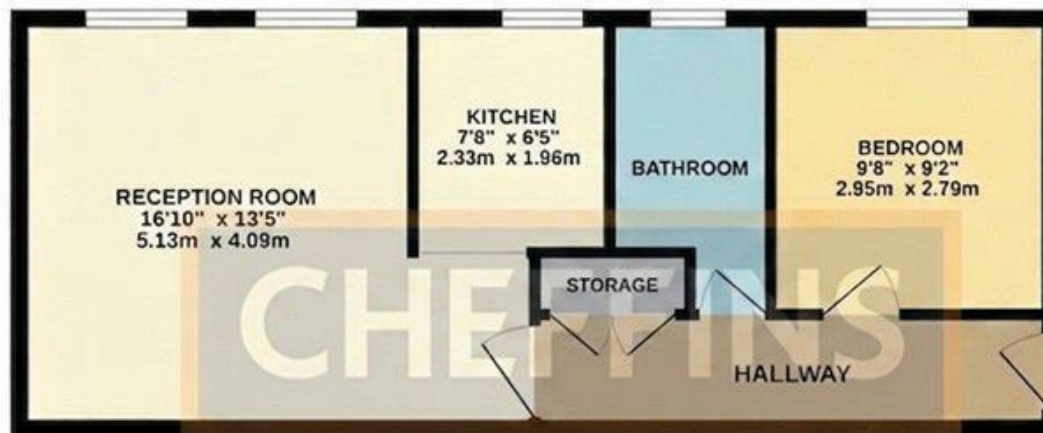
Leasehold. We understand the original 999 year lease commenced in 1990.

We are advised there is a service charge payable currently in the sum of £1,357 per annum.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		54	77
EU Directive 2002/91/EC			

Guide Price £110,000

Tenure - Leasehold

Council Tax Band - A

Local Authority - East Cambs District Council

Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of length, thickness, weight and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for guidance purposes only and should be used in conjunction with any prospective purchaser. The plan or its contents and specifications shown here are not to be used for any other purpose without the prior written consent of the advertiser. Made with MyPlan 1.0.0.0.

[For more information on this property please refer to the Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.

