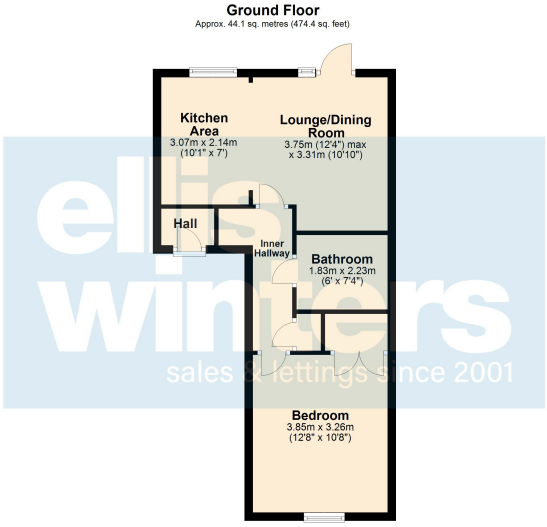
£105,000

64D Huntingdon Road, Chatteris, Cambridgeshire PE16 6ED

To arrange a viewing call us now on 01354 694900

A well-presented ground floor apartment offering comfortable and practical accommodation throughout. The property benefits from a bright and spacious open-plan kitchen, dining and living area, creating an ideal space for both everyday living and entertaining. The apartment has also been enhanced with new flooring throughout, adding to its appeal and providing a fresh, modern finish. The apartment features a generously sized double bedroom and a separate bathroom, providing well-balanced and functional accommodation. Externally, the property enjoys the added benefit of allocated parking and access to a communal garden area, offering a pleasant outdoor space for residents to enjoy. An ideal purchase for first-time buyers, investors or those looking to downsize.



Total area: approx. 44.1 sq. metres (474.4 sq. feet)

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Ground Floor

Lounge/Dining Room
3.75m (12'4") max x 3.31m (10'10")
Open to kitchen area, door out to garden

Kitchen Area
3.07m (10'1") x 1.94m (6'4")
Fitted with a matching range of wall and base units housing double electric oven and four ring gas hob with extractor over, washing machine included, integrated fridge freezer, window to rear.

Bathroom
2.23m (7'4") x 1.83m (6')
Fitted with a panelled bath which has mains shower over, low level wc and hand wash basin.
Door to:

Bedroom
3.85m (12'8") x 3.26m (10'8")
Window to front, fitted wardrobe

Outside
There is a communal garden area plus allocated parking

Leasehold Information
The Lease commenced in 2008 and there are currently 82 years remaining. As each of the owners of the apartments own a share in the freehold, the term can be extended at any time. There are no ground rent charges, but service charge from 1st April 2026 to 31st March 2027 equates to £1,150. Insurance is included within that payment.
There is a block management company in place – Belgravia Block Management – who run things on behalf of the board of directors.

EPC C
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 £66.67 plus VAT per transaction (£80 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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