



Times House Fen End, Willingham Cambridge CB24 5LH

welcome to

Times House Fen End, Willingham Cambridge

An individual and smartly presented character one bedroom first floor maisonette, forming part of this unique school conversion set in quiet surroundings near the centre of the village - an ideal first purchase or buy to let investment.

Communal Entrance Hall

Accessing only two properties, personal door to;

Reception Hall

With parquetry flooring, vaulted ceiling, two feature tall windows to the front, part wood panelled walls, stairs to first floor, useful understairs storage.

Open Plan Kitchen/Lounge/Diner

A wonderful room with vaulted ceiling, tall windows to front and circular window and second window to the rear Kitchen area: with single drainer sink unit, ample cupboards, work surfaces with splashback tiling, island with cupboards below and breakfast bar, built in electric oven, gas hob, cooker hood, fridge and dishwasher, plumbing for washing machine, gas Vaillant boiler.

Bedroom

With feature exposed brick wall.

Shower Room

Comprising a fully tiled shower cubicle, WC wash basin, extractor fan, electric shavers point and light, ceramic tiled floor, chrome heated towel rail.

Storage

There is a mezzanine area above the bedroom and shower room for storage accessed by a fixed stairway.

Agents Note

125 year lease from 15th December 2011

Ground Rent: currently £150 payable January each year.

Service Charge: £60 per month and a contribution of £20 per month to a sinking fund so totalling £80 per month or £960 per annum. This is payable on the 1st of each month.

The service charge includes management fees, building insurance, water charges, window cleaning and routine maintenance

Council Tax Band: A - South Cambs District Council
£1,446.31 for 2024.

GROUND FLOOR

1ST FLOOR

2ND FLOOR



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Times House Fen End, Willingham Cambridge

- One Bedroom
- First Floor Flat
- Open Plan Kitchen/Living Area
- Village Location
- Leasehold

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 960.00

Ground Rent: 150.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£190,000



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Property Ref:
WIL100036 - 0003

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