

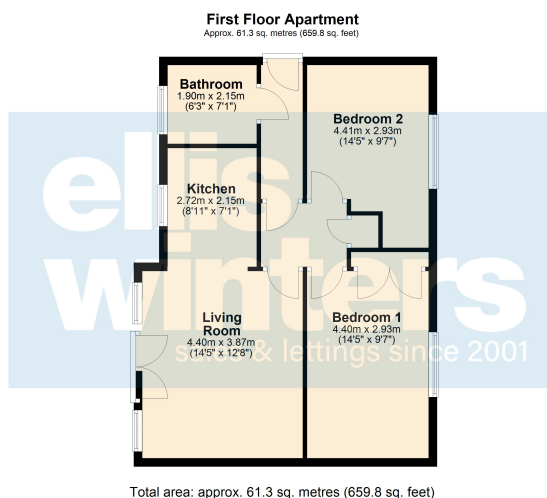
# £117,000

Old Station Place, Chatteris, Cambridgeshire PE16 6BF



To arrange a viewing call us now on 01354 694900

Prime investment opportunity. 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. A low-maintenance, well-presented home that's attractive to tenants and ready for a new landlord to reap the rewards.



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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 £125

Annual Management Fees £1,473

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

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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