

Broom Close, Littleport, Ely, Cambridgeshire CB6 1HX

Pocock + Shaw

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A well-presented and well maintained one bedroom apartment situated in the centre of the village and with the benefit of one allocated parking space and no upward chain.

- One Bedroom Apartment
- Kitchen
- Sitting Room
- Bathroom
- Electric Heating
- Allocated Parking Space
- No Upward Chain

Guide Price: £109,950









LITTLEPORT is a large village situated about 6 miles north of the Cathedral City of Ely. There are shopping facilities, a sports centre and public transport facilities including a railway station on the Ely to Kings Lynn and Kings Cross lines. There are two primary schools in the village, along with a recently opened Littleport & East Cambs Academy and a further special needs school. The village is by-passed giving easy access to Cambridge, which is about 20 miles away.

ENTRANCE HALL Entrance door leading hallway, fitted carpet, access to loft, useful storage recess with wall mounted fuse box. Electric storage radiator.

SITTING ROOM 16'9" x 11'3" (5.10 m x 3.42 m) with double glazed window to rear access, electric storage radiator.

KITCHEN 8'4" x 6'0" (2.55 m x 1.82 m) With double glazed window to front aspect. Fitted with a range of wall and base units with work surfaces over, tiled splashbacks and inset stainless steel sink with mixer tap. Plumbing for washing machine, space for fridge freezer, space for cooker, extractor fan and vinyl flooring.

BEDROOM 112'0" x 10'5" (34.13 m x 3.18 m) With double glazed window to rear aspect, electric radiator, two built-in double wardrobes with overhead storage and hanging space.

BATHROOM Fitted with a three piece suite comprising low level WC, wash hand basin and bath with separate electric shower over. Tiled splashbacks, vinyl flooring.

EXTERIOR Communal area allocated off road parking and visitor's bay.

AGENTS NOTES

The main photograph is of the entrance to block and not of the apartment.

Property is Leasehold with each property having one share of the freehold.
125 Lease with 87 years remaining.
Service Charges of approximately £360 p.a.
Ground Rent - n/a

Council Tax Band A

EPC C (75/78)

Viewing By Arrangement with Pocock & Shaw
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Ref MJW-7533









Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.