

# £130,000

Heron Way, Benwick, Cambridgeshire PE15 0UA

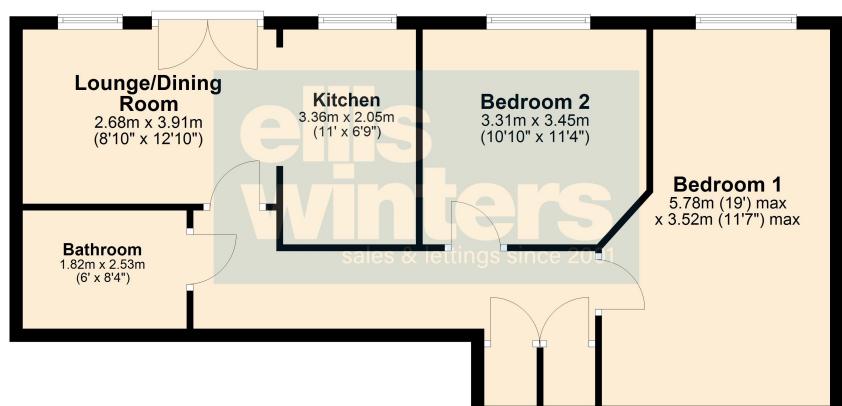


To arrange a viewing call us now on 01354 694900

This delightful TWO BEDROOM FIRST-FLOOR apartment is simply stunning and is offered for sale with NO FORWARD CHAIN. Nestled in a charming village setting, this spacious home features a bright OPEN-PLAN kitchen, dining, and living area with a Juliet balcony, ideal for entertaining and relaxed living. Two double bedrooms provide comfortable space, while a modern bathroom adds a touch of contemporary style. Practical perks include a SINGLE GARAGE and OFF-ROAD PARKING, enhancing convenience for everyday living. Don't miss the opportunity to make this standout property your new home.

#### First Floor

Approx. 63.6 sq. metres (685.0 sq. feet)



Total area: approx. 63.6 sq. metres (685.0 sq. feet)

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#### First Floor

##### Lounge/Dining Room

3.91m (12'10") x 2.68m (8'10")

Window to rear, Juliet balcony with double doors, open plan to kitchen

##### Kitchen

3.36m (11') x 2.05m (6'9")

Fitted with a matching range of wall and base units housing single electric oven and four ring ceramic hob with extractor over, plumbing for washing machine, space for tumble drier and fridge/freezer, window to rear

##### Bedroom 1

5.78m (19') max x 3.52m (11'7") max

Window to rear

##### Bedroom 2

3.45m (11'4") x 3.31m (10'10")

Window to rear

##### Bathroom

Fitted with a panelled bath which has mixer tap shower, low level wc and hand wash basin.

#### Outside

The property has the benefit of a single garage which has standard up and over door. There is off road parking directly in front.



#### 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 £49 + VAT per transaction, 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.

#### Leasehold Information

Lease term is 125 years from 01/01/2008

Management fees including ground rent, service charge and insurance amount to £235 pcm

#### Services

Mains electricity, water and drainage. The property has electric heating

#### Tenure Leasehold

Council Tax Band A

EPC C

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