

£105,000

Lindsells House, Lindsells Walk, Chatteris,
Cambridgeshire PE16 6PW

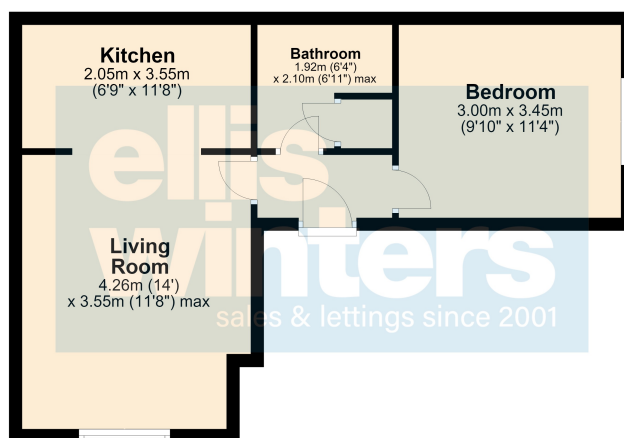


To arrange a viewing call us now on 01354 694900

This WELL-PRESENTED one-bedroom first-floor apartment is offered for sale with NO FORWARD CHAIN. Ideally situated in a CENTRAL location, the property is within easy walking distance of a wide range of local amenities. The accommodation comprises an open-plan lounge/dining area and kitchen, a double bedroom, and a bathroom. Externally, the property further benefits from allocated parking. This apartment would make an ideal first-time purchase, investment opportunity, or downsize property, offering convenient and low-maintenance living in a sought-after location.

Ground Floor

Approx. 39.6 sq. metres (425.9 sq. feet)



Total area: approx. 39.6 sq. metres (425.9 sq. feet)

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FIRST FLOOR APARTMENT

Living Room
4.26m (14') x 3.55m (11'8") max.
Window to front, open plan to kitchen.

Kitchen
3.55m (11'8") x 2.05m (6'9")
Fitted with a matching range of wall and base units housing single electric oven and four ring gas hob with extractor over, single sink and drainer, plumbing for washing machine and space for fridge/freezer.

Bedroom
3.45m (11'4") x 3.00m (9'10")
Window to side.

Bathroom
2.10m (6'11") max. x 1.92m (6'4")
Fitted with a panelled bath which has mains shower over, low level wc and hand wash basin. Towel rail and airing cupboard.

SERVICES
Mains gas, electricity, water and drainage.
The property has gas fired central heating.

OUTSIDE

There is a communal bin storage and bike area, plus one allocated parking space.

LEASEHOLD INFORMATION

Lease is for a term of 999 Years from 01/04/1991
Ground Rent is £50 per year
Service Charge/Insurance is £1,145.00 per year

Fenland District Council tax A
Energy rating C

Buyer ID Checks

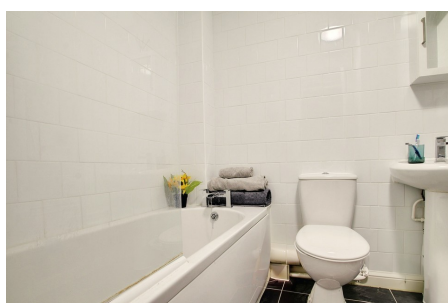
To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The cost is £66.67 plus VAT per transaction (£80 inc VAT), 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.

Ellis Winters also provides professional Lettings, Property Management, Estate Management and Block Management services. Whether you are considering renting your property to support your next move, exploring buy-to-let opportunities, seeking a review of your existing portfolio, or looking for expert management support, our experienced team is on hand to assist. Please contact us using the details above to discuss your requirements.



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