Guide Price

£125,000 - £135,000

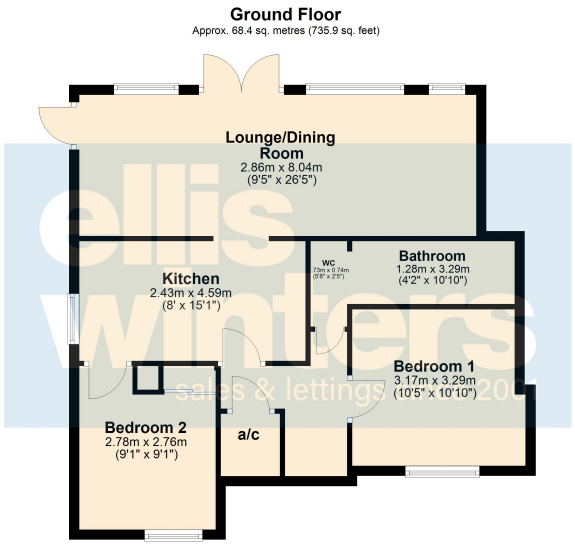
Ugg Mere Court Road, Ramsey Heights,
Huntingdon PE26 2RQ



To arrange a viewing call us now on 01354 694900

This deceptively spacious and WELL-PRESENTED two-bedroom ground floor apartment offers GENEROUS and comfortable accommodation throughout, making it an excellent choice for first-time buyers, downsizers, or investors. The property features a bright and spacious lounge/diner, a modern fitted kitchen with a range of units, two well-proportioned bedrooms, and a neatly appointed bathroom. Externally, there is a particularly GOOD-SIZE GARDEN, ideal for outdoor relaxation or entertaining, along with the added benefit of an abundance of parking.

Combining space, practicality, and appealing outdoor areas, early viewing is highly recommended.



Total area: approx. 68.4 sq. metres (735.9 sq. feet)

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GROUND FLOOR

Kitchen
4.59m (15'1") x 2.43m (8')
Fitted with a modern range of wall and base units housing single electric oven and four ring gas hob with extractor over, plumbing for washing machine and space for fridge/freezer, single sink and drainer, window to side.

Lounge/Dining Room
8.04m (26'5") x 2.86m (9'5")
Windows to rear, double doors out to garden. There is under floor heating to this room, plus a radiator for either/or options.

Bedroom 1
3.29m (10'10") x 3.17m (10'5")
Window to front.

Bedroom 2
2.78m (9'1") x 2.76m (9'1")
Window to front, fitted wardrobe.

WC
1.73m (5'8") x 0.74m (2'5")
Fitted with a low level wc, open to:

Bathroom
3.29m (10'10") x 1.28m (4'2")
Fitted with a panelled bath which has mixer tap plus mains shower over, wash hand basin set within vanity unit, boiler cupboard, extractor fan.

OUTSIDE

There is a small patio garden area to the front and an extensive driveway provides ample off road parking. To the rear, there is a large garden with patio area and lawn, plus two storage sheds.

SERVICES

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

LEASEHOLD
Leasehold Information
Term of the Lease is 125 years from 13th September 2004 – 103 years remaining. The ground rent is £10 p.a. with no review period. The current service charge and insurance is approximately £630 p.a.

Huntingdonshire District Council tax band 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.

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