

# £117,000

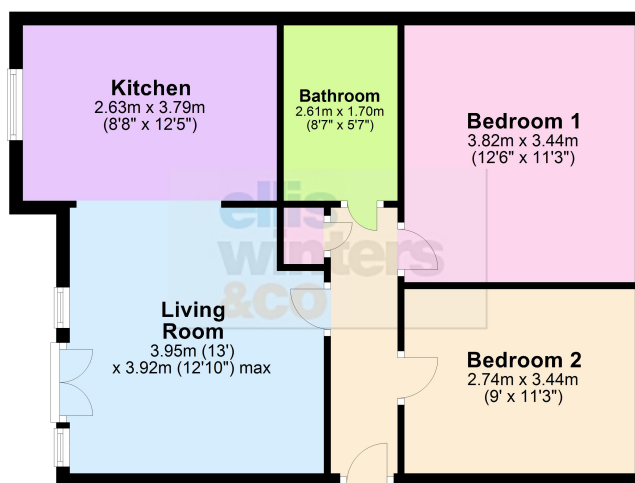
Old Station Place, Chatteris, Cambridgeshire PE16 6BF



To arrange a viewing call us now on 01354 694900

This superb ground-floor, two-bedroom apartment offers stylish, low-maintenance living with bright, open-plan functionality. The spacious kitchen, dining and living area forms the heart of the home, with patio doors that lead to a small open garden area—perfect for outdoor dining or a morning coffee in the fresh air. The property comprises two double bedrooms and a contemporary bathroom. A practical roof garden provides a dedicated space for drying laundry, adding useful exterior utility without impinging on living space. An excellent choice for first-time buyers, couples, or downsizers seeking comfortable, well-appointed accommodation with a touch of outdoor space. Energy rating C

Ground Floor



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### GROUND FLOOR

#### Kitchen Area

3.79m (12'5") x 2.63m (8'8")

Fitted with a matching 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, window to rear.

#### Living Room

3.95m (13') x 3.92m (12'10") max.

Open plan to kitchen with double doors leading out to small garden area.

#### Bedroom 1

3.82m (12'6") x 3.44m (11'3")

Window to front.

#### Bedroom 2

3.44m (11'3") x 2.74m (9')

Window to front.

#### Bathroom

2.61m (8'7") x 1.70m (5'7")

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

### OUTSIDE

There is a small garden area with patio. This is unfenced and must remain so.

### SERVICES

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

The boiler has recently been replaced and is still under warranty.

### LEASEHOLD

#### Leasehold Information

125 year Lease from 2006

Ground rent - £125

Building Insurance - £383.93

Service Charge - £736.50 every 6 months

#### 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 £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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