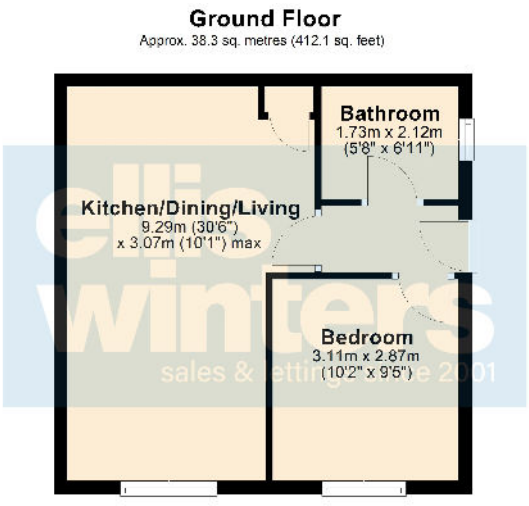
£85,000

Flat 2, Hereward Court, Railway Lane, Chatteris, Cambridgeshire PE16 6NZ



To arrange a viewing call us now on 01354 694900

An excellent investment opportunity: this one-bedroom ground-floor flat comes with a tenant in situ paying £600 pcm. The well-planned accommodation features a spacious open-plan kitchen/dining/living room, a double bedroom, and a bathroom. Outside, there is an allocated parking space and a communal garden with a drying area. A key selling point is that each flat owner has a share of the freehold, providing security and potential for long-term value. A superb buy-to-let opportunity with immediate income and straightforward management.



Total area: approx. 38.3 sq. metres (412.1 sq. feet)

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GROUND FLOOR

Kitchen/Dining/Living
9.29m (30'6") x 3.07m (10'1") max.
The kitchen area is fitted with a matching range of wall and base units with freestanding cooker, plumbing for washing machine and space for fridge and freezer. The living/dining area has window to rear.

Bedroom
3.11m (10'2") x 2.87m (9'5")
Window to rear.

Bathroom
Fitted with a panelled bath, low level wc and hand wash basin. Window to side.

OUTSIDE

There is a communal paved area to the rear of the property for relaxation and drying clothes during the warmer months. There is also one allocated parking space.

Leasehold
Fenland District Council tax band A
Energy rating D

LEASEHOLD INFORMATION
Each owner has a share in the freehold and also has their own leasehold title. We currently await details of the Lease but believe there to be around 100 years remaining. There is no ground rent or maintenance charges, the only thing is building insurance that is paid once a year in April and is usually around £800 split between the 6 owners.

AGENTS NOTE
Under Section 21 of the Estate Agency Act 1974 we must disclosed that the vendor of this property is related to a member of staff employed by Ellis Winters.

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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