Hall Street, Soham, CB7 5BN

CHEFFINS

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Soham,
CB7 5BN

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Guide Price £109,000

Situated within a development of only six similar apartments, this 1 bedroom ground floor flat benefits from two off-road parking spaces and a peaceful communal courtyard featuring a charming well. NO CHAIN.

LOCATION

SOHAM is situated almost equidistant between Ely and Newmarket (6 miles) and is approximately 15 miles from Cambridge. The A.14 trunk road is available at Newmarket and this in turn leads into the M.11 and the main motorway system. Soham has excellent primary and secondary schools and a good selection of shops, together with sporting and social facilities.

ENTRANCE HALL
with entrance door, intercom system, radiator, airing cupboard.

LIVING/DINING ROOM
with outlook across the front courtyard.

KITCHEN
Comprising a range of wall and base units with worktop over, stainless steel sink, built-in electric oven with gas hob and extractor hood over, space for washing machine and under counter fridge.

BEDROOM
A double bedroom with a radiator, window overlooking the front courtyard.

BATHROOM
Comprising a panelled bath with shower over, vanity sink unit, low level WC, tiled walls, radiator.

OUTSIDE
To the side of the property is an archway providing vehicular access to a shared parking area with two unallocated parking spaces.

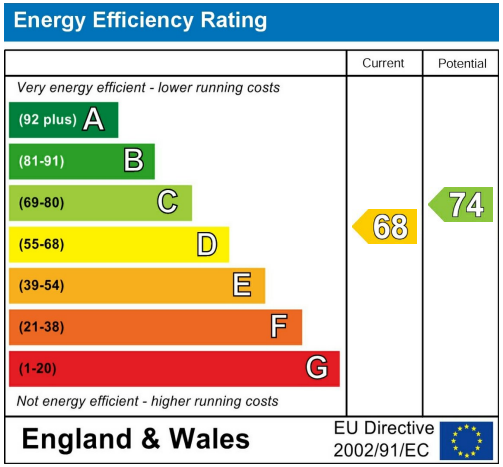
There is a communal courtyard featuring a charming well.

Sales Agents Notes

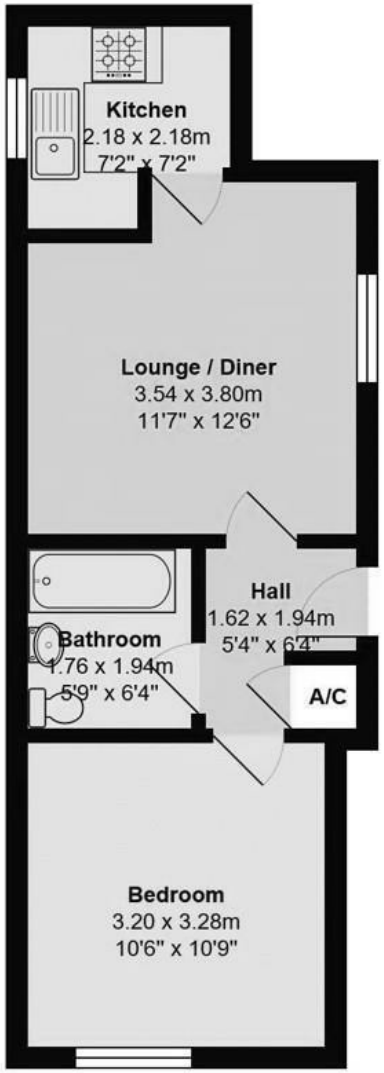
Tenure - Leasehold
Length of Lease - 65 years remaining
Annual Ground Rent - N/A
Annual Service Charge – £600
Service Charge Review Period - Annually

The freeholder of the property is Hallcroft House (Soham) Residents Association Ltd, the members of which are the owners of the six flats. The service charge is £50 a month (£600 a year) and goes towards building insurance, general maintenance and upkeep of the common areas and building externals.

For more information on this property, please refer to the Material Information Brochure on our website.



Guide Price £109,000
Tenure - Leasehold
Council Tax Band - A
Local Authority - East Cambridgeshire



Total Area: 35.6 m² ... 383 ft²

All measurements are approximate and for display purposes only

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Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

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