



Florence House 162 Main Street, Witchford, CB6 2HP



## Florence House 162

Witchford,  
CB6 2HP

A spacious first floor maisonette situated within a small block of similar apartments and offered for sale with no upward chain. Accommodation comprises entrance hall with stairs to landing, 1 double bedroom, modern bathroom and open plan kitchen/living area, together with 2 parking spaces. The property has the benefit of upvc double glazing and gas radiator heating and is an ideal first time purchase or investment buy.

### LOCATION

Witchford is situated approximately 2 miles West of Ely on the A.142. Witchford has a range of day to day amenities and facilities, together with a primary school and secondary college. Ely provides a full range of shopping, sporting and domestic facilities, together with a mainline rail service via Cambridge (15 miles) and London.



Guide Price £147,500



**ENTRANCE HALL**

With door to front aspect, stairs to first floor landing.

**LANDING**

With access to loft, radiator

**DOUBLE BEDROOM**

With double glazed windows to side and rear aspects, radiator.

**BATHROOM**

With suite comprising low level WC, pedestal hand wash basin, panelled bath with shower attachment from the taps, radiator.

**KITCHEN / LIVING ROOM**

Kitchen area with wall and base level storage units, work surfaces and drawers, electric oven, gas hob and extractor hood, stainless steel sink unit and drainer, integrated washing machine and fridge, breakfast bar, double glazed window to front aspect.

Lounge area with television point double glazed window to front aspect, radiator.

**OUTSIDE**

To the rear of the property there are 2 allocated parking spaces.

**TENURE**

Tenure - leasehold

Length of Lease - original 125 year lease which commenced in 2006 (approximately 107 years remaining)

Annual Ground Rent - £5.00

Annual Service Charge - £360.00 payable in 12 monthly installments of £30.00

Service Charge Review Period - tbc

**AGENT NOTES**

Council Tax Band - A

Property Type - maisonette

Property Construction - standard

Number & Types of Room - Please refer to the floorplan

Square Footage - 500 according to the floor plan

Parking - 2 parking spaces

Utilities / Services

Electric Supply - mains

Gas Supply - mains

Water Supply - mains

Sewerage - mains

Heating sources - gas boiler to radiators

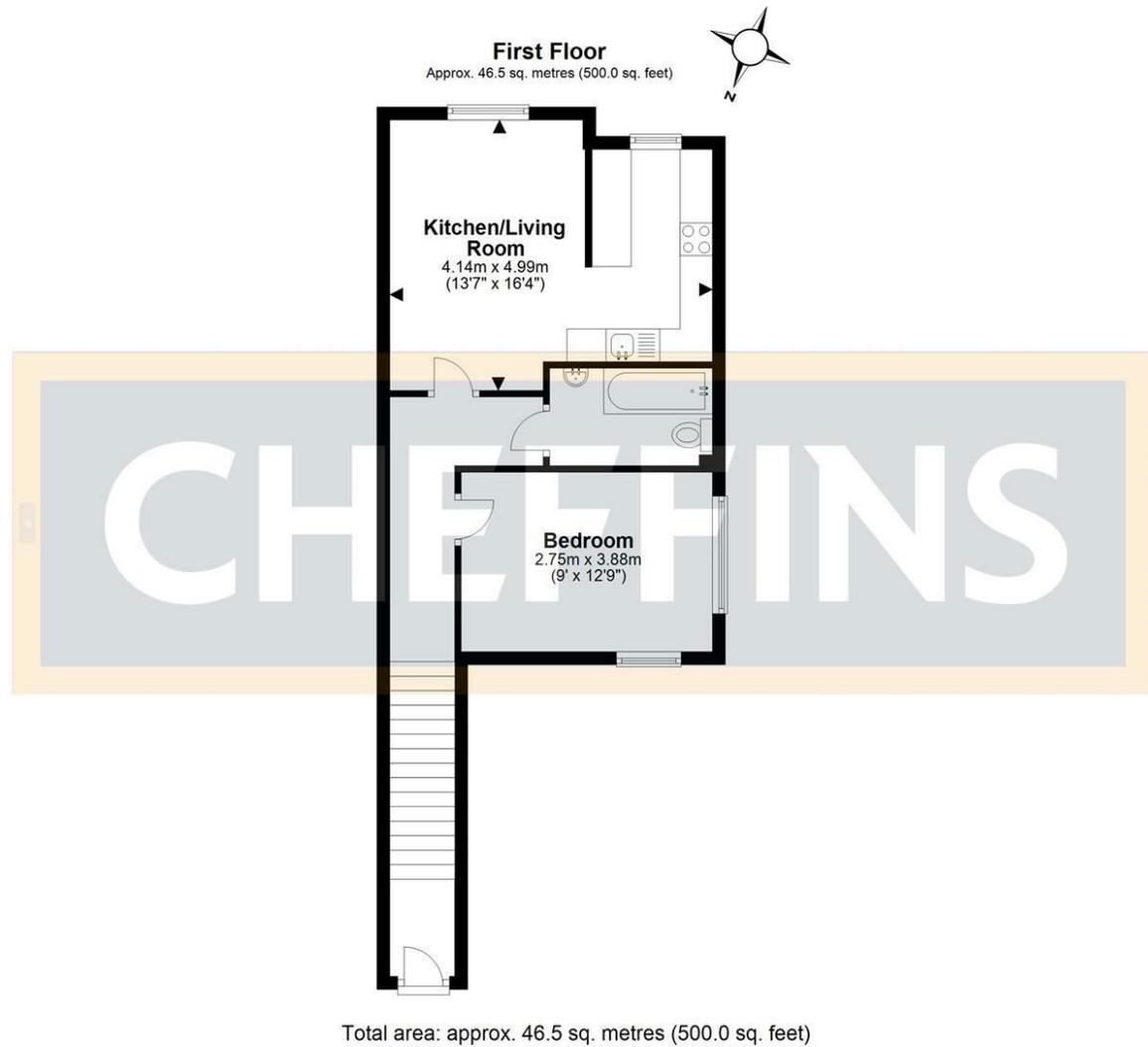
Broadband Connected - available but not known if currently connected

Broadband Type - according to Ofcom.org.uk, standard (2Mbps), superfast (64Mbps) and ultrafast (1000Mbps) are available within the area, highest available download speeds shown in brackets

Mobile Signal/Coverage - according to Ofcom.org.uk, mobile 'voice' is likely and limited for 3 out of the 4 main providers checked

**VIEWING ARRANGEMENTS**

Strictly by appointment with the Agents.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		78	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Guide Price £147,500

Tenure - Leasehold

Council Tax Band - A

Local Authority - East Cambs District

Council



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