



Total area: approx. 56.5 sq. metres (608.2 sq. feet)

- Ground Floor
- Secure entrance to the main building
- Entrance Hall
- Open Plan Kitchen/Lounge
6.46m (21'2") x 4.01m (13'2")
- Bedroom 1
3.30m (10'10") x 2.61m (8'7")
- Bedroom 2
3.30m (10'10") x 2.16m (7'1")
- Bathroom
- Outside
An off-road allocated parking space for one vehicle, communal bin store
- Further Information
Tenure: Leasehold
Lease Length: 125-year lease, with 102 years remaining
Service Charge: £1,837 approx. per annum
Ground Rent: £181.94 approx. per annum
Review period: Annually
Council Tax Band: B
EPC Rating: C
Heating Type: Electric
Agents Note: The property benefits from redecoration in the kitchen/lounge and bathroom. The vendor will include the washing machine, fridge/freezer and dishwasher as part of the sale

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 £40 + VAT (£48) per transaction, 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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£180,000

Cheere Way

Papworth Everard, , CB23 3NX

PROPERTY SUMMARY

A well-presented ground-floor apartment in popular village location, Papworth Everard, which is approx. 10 miles West of Cambridge. Papworth Everard is also located within driving distance to both Huntingdon and St Neots, mainline train station's. This superb property features open-plan living accommodation, two double bedrooms, one with a built-in wardrobe, a bathroom, and a generous storage cupboard. There is an off-road allocated parking space. The property is within walking distance to amenities including a shop and a doctors surgery, and public transport links. Offered with no onward chain, this home is well-suited to first-time buyers or as an investment property

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