

## Ground Floor

Approx. 56.5 sq. metres (608.2 sq. feet)



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.

### OFFICE ADDRESS

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## 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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