



Flat 6 Overland Mews, Whittlesey Road, Stanground PE2 8FB

£120,000



*** GROUND FLOOR APARTMENT *** " First time buyer or investors for this well presented throughout property, this ground floor flat offers an entrance hall with storage cupboards, bathroom, living space and kitchen. Viewings are highly recommended. EPC Energy Rating - C/Council Tax Band - A ".

ENTRANCE

Door to side and two built in cupboards.

KITCHEN

6' 4" x 11' 3" (1.93m x 3.43m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit, space for a cooker, space for a fridge, plumbing for a washing machine and wall mounted boiler. Window to rear.

LIVING ROOM

11' 2" (min) (3.40m) 13' 9" (max) x 14' 2" (4.19m x 4.32m) (approx) Window to rear and two radiators.

BEDROOM 1

9' 7" x 13' 0" (2.92m x 3.96m) (approx) Window to front and radiator.

BEDROOM 2

7' 7" x 9' 7" (2.31m x 2.92m) (approx) Window to front and radiator.

BATHROOM

6' 0" x 6' 5" (1.83m x 1.96m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over and radiator. Window to side.

OUTSIDE

Communal parking

AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

AGENT NOTES

The lease details are from 23rd May 2208 for 125 years there are 108 years outstanding.

The management company Hyde Group charge £233.05 per month this is for 2025/2026

full details of what are included are held in branch.



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

