



Megan Court

guide price £80,000

- TENANT IN SITU
- LANDLORDS ONLY
- IMMACULATE FINISH
- ALLOCATED PARKING
- FITTED KITCHEN
- OPEN PLAN LOUNGE/DINER
- FIRST FLOOR
- EPC Rating: C





About the property

GUIDE PRICE £80,000 - £85,000. Are you looking for an investment we have an opportunity to purchase this modern one bedroom first floor flat with a tenant in situ. Its in a prime location of Ely being close to all local amenities such as bus routes and supermarkets just across the road.

The one bedroom first floor flat is in a purpose built, modern block is in move in condition. It also comes with it's own allocated parking space. The property includes a living room, kitchen, Jack and Jill style shower room and bedroom. There is off road parking to the front and a secure fob entrance system. The property is currently tenanted and has been kept in pristine condition by the tenant.



Accommodation

Hallway

Enter via front door, door to storage cupboard. Door to:

Living Room

17' 6" max x 11' 6" max (5.33m max x 3.51m max)

Double glazed window to front, coving to ceiling, intercom receiver for communal front door. Door to:

Kitchen

9' 8" max x 4' 6" plus recess (2.95m max x 1.37m plus recess)

Double glazed window to rear, range of matching wall and base units with preparation surface over, stainless steel sink and drainer, built in electric oven and electric hob with extractor hood over. Space for washing machine and fridge/freezer. Cupboard housing hot water tank. Coving to ceiling.

Shower Room

Low level w/c, sink and shower cubicle with shower over. Door to lounge and bedroom.

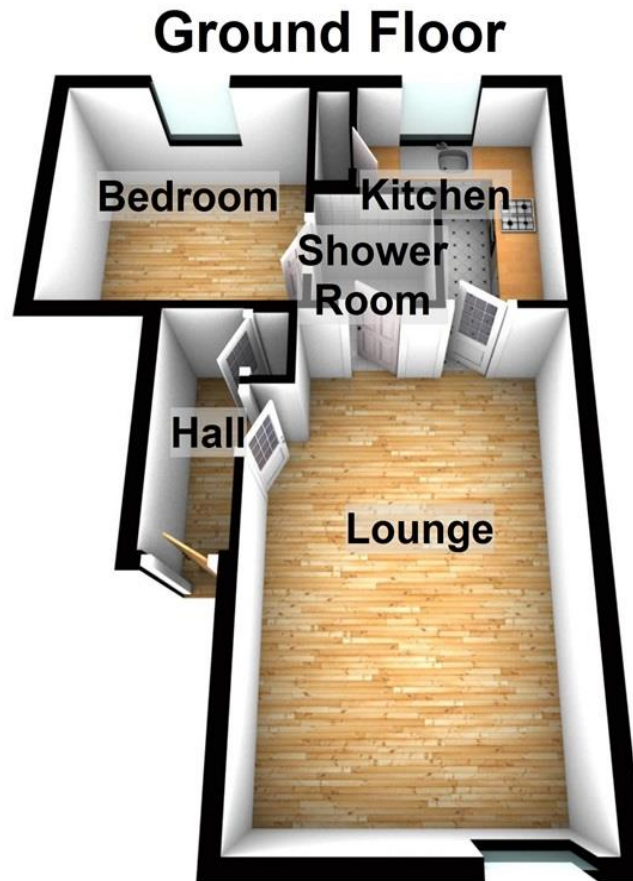
Bedroom

Double glazed window to rear, coving to ceiling. Door to shower room and hall.

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Floorplan



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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