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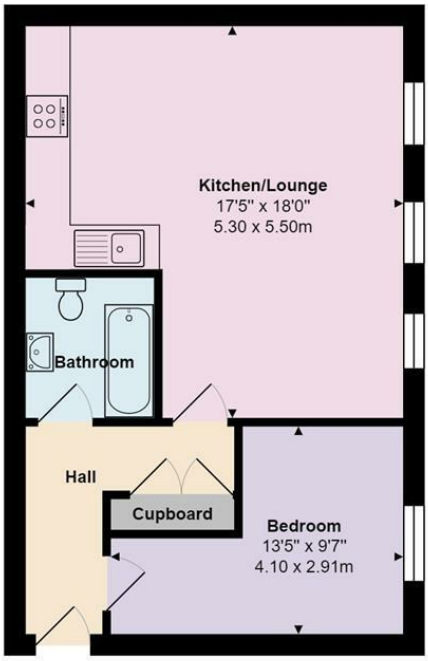
# 6 Empire Granary, Hitches Street, Littleport, CB6 1PL
## £90,000




Total Area: 486 ft² ... 45.2 m²

All measurements are approximate and for display purposes only

- **Well-presented one-bedroom apartment**
- **Generously sized double bedroom**
- **Parking**
- **Useful built-in storage cupboard**
- **Excellent opportunity for first-time buyers or investors**
- **Spacious open-plan kitchen/lounge measuring approximately 17'5" x 18'**
- **Contemporary bathroom with bath and shower facilities**
- **Central location**
- **Purpose built block**
- **First floor**

A spacious one-bedroom apartment within the popular Empire Granary development in Littleport, offering approximately 486 sq ft of well-planned accommodation.

The property features a particularly generous open-plan kitchen/lounge, measuring approximately 17'5" x 18', providing an excellent main living space with plenty of room for both seating and dining. The kitchen area is well positioned within the room and benefits from a range of fitted units and appliances.

The double bedroom is also a good size, measuring approximately 13'5" x 9'7", while the bathroom is fitted with a bath and separate shower facilities.

The property was achieving £720 PCM with a service charge of £120 PCM, offering an approximate net yield of 7.44% at the asking price. Lease length is Appx 962 years.

The apartment also benefits from a useful storage cupboard, helping to keep the accommodation practical and uncluttered.

Littleport provides a range of local amenities, with Littleport railway station offering convenient links towards Ely and Cambridge.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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