



6 Empire Granary, Hitches Street, Littleport, CB6 1PL

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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 £100 PCM, offering an approximate net yield of 7.44% at the asking price.

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

Empire Granary is a characterful conversion, offering an attractive combination of period features and modern apartment living. Littleport provides a range of local amenities, with Littleport railway station offering convenient links towards Ely and Cambridge.

Features

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







Total Area: 486 ft² ... 45.2 m²

All measurements are approximate and for display purposes only

TENURE

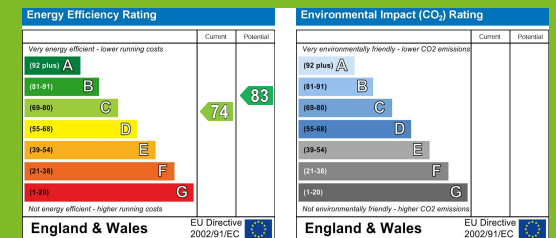
Freehold

SERVICES

Water, Electricity and Drainage.

LOCAL AUTHORITY

East Cambs



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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