



**Broad Street, Ely, Cambs CB7 4BE**

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## 80B Broad Street, Ely, Cambs CB7 4BE

A newly converted two double bedroom first floor apartment, situated within easy walking distance of the City centre and is approx 0.5 miles from the railway station. EPC: TBC. Council Tax Band A. Minimum 12 month Let. Available Immediately.

- Newly Converted First Floor Apartment
- Open Plan Kitchen / Living Space
- Two Double Bedrooms
- Shower Room

**Rent: £1,100 PCM**

**Deposit: £1269**



**ELY** Home to a world famous 900 year old Cathedral, the historic city of ELY lies on the river Great Ouse probably no more than 15 miles from the City of Cambridge. There are a very good range of shopping facilities within the centre itself including a market which takes place on both Thursdays and Saturdays. A comprehensive range of local schooling is available. The area boasts a number of sporting facilities including an 18 hole golf course, indoor swimming pool, gymnasium and squash club whilst socially there are an excellent variety of pubs and restaurants, including the new Ely Leisure Village anchored by a 6 screen Cineworld with family restaurants and takeaways. The A10 links the two cities from which links to the A14 and M11 provide routes to London (70 miles) and the rest of the country. From Ely's mainline rail station Cambridge can be reached in approximately 17 minutes with London beyond (Kings Cross / Liverpool Street) which can be accessed within 1 hour 15 minutes.

**ENTRANCE** Door to communal area, stairs to the first floor. Entrance door leading to:

**OPEN PLAN KITCHEN/LIVING ROOM** 22'0" x 13'9" (6.70 m x 4.18 m)

Kitchen Area fitted with a contemporary range of base, wall units and drawers with working surfaces over and matching upstands. Inset single sink with mixer tap and drainer. Built in single electric oven, hob and extractor hood over. integrated dishwasher and space and plumbing for washing machine. Wood flooring. Two electric radiators.

Sitting Area with wood flooring, electric radiator and two windows to front.

**INNER HALL** With wood flooring and electric radiator.

**BEDROOM ONE** 13'4" x 8'10" (4.07 m x 2.69 m) With window to rear. Electric radiator.

**BEDROOM TWO** 13'3" x 0'0" (4.03 m x 0.00 m) With window to rear, electric radiator.

**SHOWER ROOM** Fitted with a three piece matching suite comprising low level WC, wash hand basin, shower cubicle with Mermaid splashbacks. Wall mounted heated towel rail. Window to rear.

**NOTES** This is a fully managed property. The property does not have parking.

EPC Rating: TBC

Council Tax Band: A

**Viewing** By Arrangement with Pocock & Shaw  
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**Ref** JVD / 7266



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.