



Tower Court, Tower Road, Ely, CB7 4XS

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Tower Court, Tower Road, Ely, Cambridgeshire CB7 4XS

A charming one bedroom second floor apartment situated in the highly sought after Tower Court development close to the City centre and the mainline railway station.

- Communal entrance Lobby
- Open Plan Living
- New Kitchen Area
- Double Bedroom
- Shower Room
- Communal Gardens
- Allocated Parking

Guide Price: £159,950



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.

COMMUNAL ENTRANCE LOBBY with stairs rising to both first and second floors.

ENTRANCE HALL with wall mounted fuse box, shelving and hanging rail, radiator.

OPEN PLAN LIVING/KITCHEN AREA 16'3" x 12'4" (4.95m x 3.77m)

KITCHEN AREA Fitted with a range of wall and base units with work surfaces over, inset stainless steel sink unit, four ring gas hob and single oven, plumbing for washing machine, space for fridge, wall mounted gas boiler serving the central heating and hot water systems, vinyl flooring.

SITTING ROOM AREA Dual aspect with fantastic views over towards St Johns Road and to the entrance of Tower Court. Radiator, shelving, wall mounted door intercom.

BEDROOM ONE 11'4" x 8'1" (3.45 m x 2.46 m) with window to side, radiator, fitted furniture comprising wardrobe, overhead storage and dressing table. Airing cupboard housing water cylinder.

SHOWER ROOM Fitted with a three piece suite comprising low level WC, wash hand basin with tiled splashbacks and tiled corner shower cubicle. Radiator, vinyl flooring.

EXTERIOR The property has access to the communal gardens and allocated parking. Visitor parking is also available.

TENURE The property is Leasehold - original 125 year lease as from December 1998.
Ground Rent - approx. £125.00 per annum
Maintenance Charges - approx. £1,200 per annum

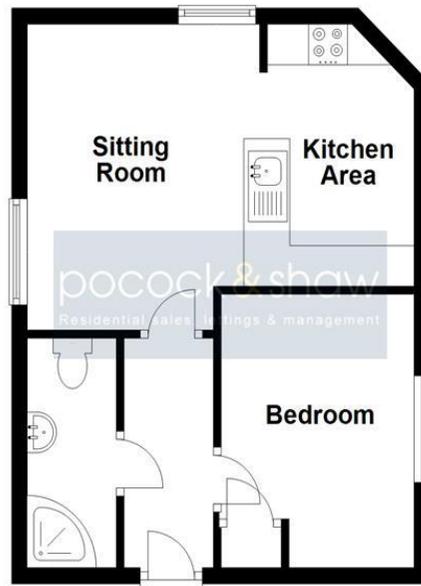
Council Tax Band A **EPC** To Follow

Viewing By Arrangement with Pocock & Shaw
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Ref MJW/6916



Floor Plan



Whilst every attempt has been made to ensure the accuracy of this floor plan, all details are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances, if shown, have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.



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.