



West Fen Road, Ely, Cambridgeshire CB6 1AN

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A well-proportioned two bedroom first floor flat in an excellent location for Ely City centre and the mainline railway station. No upward chain.

- First Floor Flat
- Entrance Hall
- Two Bedrooms
- Living/Dining Room
- Kitchen
- Bathroom
- No Upward Chain

Guide Price: £179,950



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.

ENTRANCE HALL

LIVING ROOM/DINING ROOM

14'4" x 12'5" (4.37 m x 3.79 m)

KITCHEN 12'4" x 9'2" (3.75 m x 2.79 m)

BEDROOM ONE 12'9" x 11'0" (3.89 m x 3.35 m)

BEDROOM TWO 8'10" x 7'11" (2.69 m x 2.41 m)

BATHROOM

TENURE The property is Leasehold - 999 Lease commenced in 1986 with 961 years remaining.

Ground Rent of £10 per annum.

Maintenance/Service Charges - N/A

Council Tax Band B

EPC D (64/78)

Viewing By Arrangement with Pocock & Shaw

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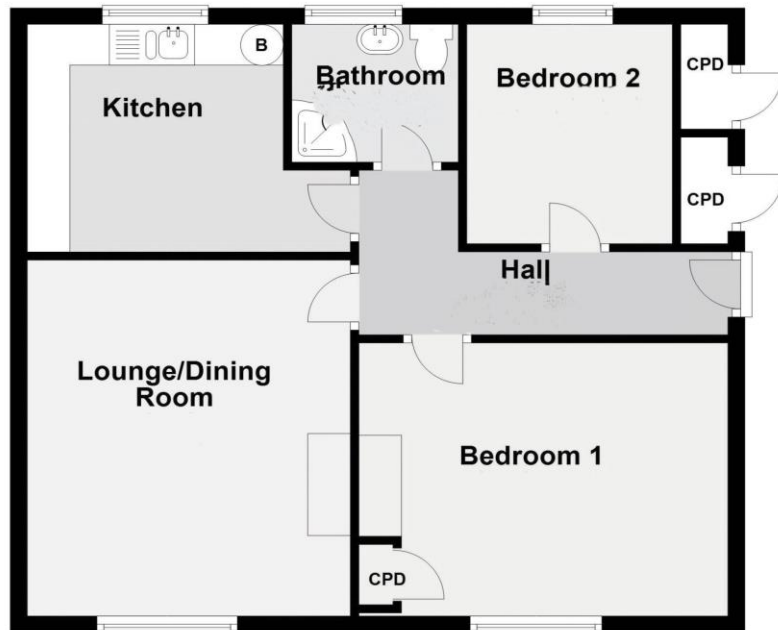
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Ref MJW/6950



Ground Floor

Approx. 58.7 sq. metres (632.0 sq. feet)



Total area: approx. 58.7 sq. metres (632.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items 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 shown have not been tested and no guarantee as to their operability or efficiency can be given.



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.