



Tower Court, Ely, Cambridgeshire CB7 4XS

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## Tower Court, Ely, Cambridgeshire CB7 4XS

A spacious two double bedroom Grade II listed end of terrace property which lies in a popular development just off Cambridge Road a little over a mile from the City centre.

- Entrance Hall
- Open Plan 'L' Shaped Living Room
- Kitchen
- Two Bedrooms (One with En-Suite Shower Room)
- Bathroom
- Double Glazing & Gas Central Heating
- Communal Gardens
- Allocated Parking

**Guide Price: £200,000**



**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 take-aways. There are also the most wonderful countryside walks the Fen has to offer. Ely is unsurprisingly very popular with commuters due to its excellent road and rail links. 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** with double glazed window and entrance door, radiator, meter cupboard and door to:-

#### **OPEN PLAN 'L' SHPAED LIVING ROOM**

17' 7" x 9' 6" extending to 17' 6" in Dining area (5.37m extending to 7.15m x 2.9m extending to 5.38m) with double glazed windows to two aspects, two radiators, staircase rising to first floor, built-in cupboard and doorway to:-

**KITCHEN** 9'10" x 7'10" (3.00 m x 2.40 m) Fitted with a range of matching wall and base units with drawers and roll edge work surfaces over and tiled splashbacks. Built-in electric oven/grill with four ring gas hob over, stainless steel single drainer sink unit with mixer taps, space for upright fridge freezer (subject to measurements) and plumbing for washing machine.

**FIRST FLOOR LANDING** 9'10" x 7'10" (3.00 m x 2.40 m) with radiator, door to:-

**BEDROOM ONE** 12'2" x 11'6" (3.70 m x 3.50 m) with double glazed windows to two aspects, walk-in dressing room with hanging rail and shelf, radiator and door to:-

**EN-SUITE SHOWER ROOM** 12'2" x 11'6" (3.70 m x 3.50 m) with tiled shower cubicle, WC and pedestal wash hand basin with tiled splashbacks. Radiator.

**BEDROOM TWO** 11'2" x 7'3" (3.40 m x 2.20 m) with double glazed window to front. Radiator.

**PRINCIPAL BATHROOM** 11'2" x 7'3" (3.40 m x 2.20 m) Fitted with a white suite comprising panel enclosed bath with mixer tap and shower attachment, WC and pedestal wash hand basin. Radiator.

**EXTERIOR** Communal gardens and allocated parking.

#### **MATERIAL INFORMATION**

**TENURE** - The property is leasehold

Lease remaining - approximately 102 years

Ground Rent - £100 approximately per annum for first 25 years then £200 for next 25 years.

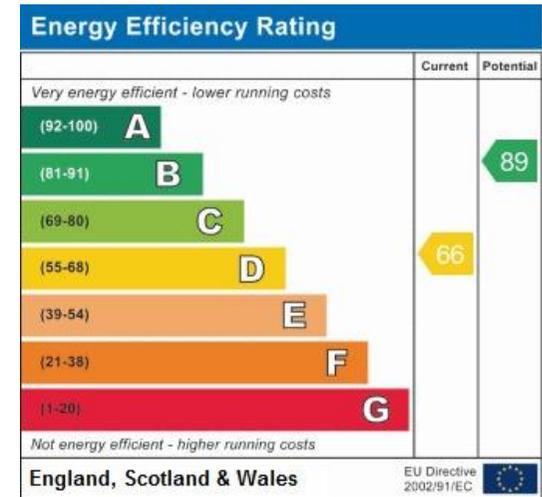
Service Charges - £520 approximately per annum (All subject to confirmation)

**Council Tax** Band B     **EPC** D (66/89)

**Viewing**     By Arrangement with Pocock & Shaw  
Tel: 01353 668091  
Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)  
[www.pocock.co.uk](http://www.pocock.co.uk)

**Ref**     GVD/6450





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.