



**Kings Avenue, Ely, Cambridgeshire CB7 4QW**

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## 185 Kings Avenue, Ely, Cambridgeshire, CB7 4QW

A modern ground floor two bedroom apartment with reserved parking, situated in a block of four right on the edge of the development and approx one mile from the City centre. No pets. Fully managed property. Council Tax Band A, EPC C78. Available early April.

- ENTRY SECURITY SYSTEM
- ENTRANCE HALL
- DOUBLE ASPECT LIVING ROOM
- KITCHEN/DINER
- TWO BEDROOMS
- BATHROOM
- ELECTRIC HEATING
- RESERVED PARKING SPACE

**Rent: £950 PCM Deposit £1096**  
**Fully Managed Property**



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.

**COMMUAL ENTRANCE HALL** Door to flat

**ENTRANCE HALL** Storage heater, airing cupboard with cylinder and shelf. Entry phone.

**LIVING ROOM** Double aspect room with double glazed windows to side and front aspects. Lightwood effect fire surround with mantle shelf. Storage heater, Archway to:

**KITCHEN/DINER** 15'1" x 6'3" (4.60 m x 1.90 m) Double glazed window. Single drainer stainless steel sink unit with monobloc tap. Range of base units with drawers and work surfaces over, matching wall mounted cupboards. Four ring electric hob with built in electric oven below, extractor hood. Plumbing for washing machine and space for fridge freezer and dining table.

**BEDROOM ONE** 14'9" x 9'2" (4.50 m x 2.80 m) Double glazed window, wall mounted electric heater.

**BEDROOM TWO** 10'10" x 6'7" (3.30 m x 2.00 m) Double glazed window, wall mounted electric heater.

**BATHROOM** Comprising panelled bath with shower over, pedestal wash basin, low level WC and wall mounted heater.

**EXTERIOR** Outside bin store

**ONE RESERVED RESIDENT'S PARKING SPACE**

**RESTRICTIONS** No pets

**COUNCIL TAX** Band A

**EPC** C(78/79)

**VIEWING** By Arrangement with Pocock & Shaw

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**REF** JVD/2586





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.