



**Chestnut Drive, Soham, Ely, Cambridgeshire
CB7 5FW**

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A well-presented one bedroom ground floor apartment situated in an established residential area with communal gardens close to the town centre. No upward chain.

- Entrance Hall
- Open Plan Kitchen/Living Room
- Double Bedroom
- Bathroom
- Allocated Parking
- Ideal First Time or Investment Purchase
- No Upward Chain

Guide Price: £127,950



SOHAM is a small market town situated about 6 miles from Ely, 16 miles from Cambridge and 8 miles from Newmarket. A newly opened railway station now also connects to Ely and beyond. It has a good range of shops, catering for day to day needs, including an Asda and Co-op. There are also recreational facilities and good educational outlets, including a Village college.

COMMUNAL ENTRANCE Secure entry door to a communal entrance area with staircase to upper floors, door to enclosed lobby with electric meter cupboard and entrance door to No. 21.

ENTRANCE HALL with cupboard housing water tank and shelving, tiled flooring, fusebox.

LIVING ROOM 14'1" x 11'7" (4.29 m x 3.53 m) with box bay double glazed window to rear and window to side aspect, electric heater.

KITCHEN 11'2" x 5'7" (3.40 m x 1.70 m) Fitted with a range of wall and base units with work surfaces over and inset stainless steel sink unit with mixer tap. Appliance spaces for cooker, washing machine and fridge. Tiled flooring.

BEDROOM 11'11" x 9'7" (3.63 m x 2.92 m) with double glazed window to rear aspect, built-in wardrobes, electric heater.

BATHROOM Fitted with a three piece suite comprising low level WC, wash hand basin and panel bath with shower attachment over. Heated towel rail.

EXTERIOR Hard standing for allocated parking spaces, bin store.

TENURE Leasehold - 999 year lease with 965 years remaining.
Service Charges of approximately £145 per month.

Council Tax Band A

EPC C (69/79)

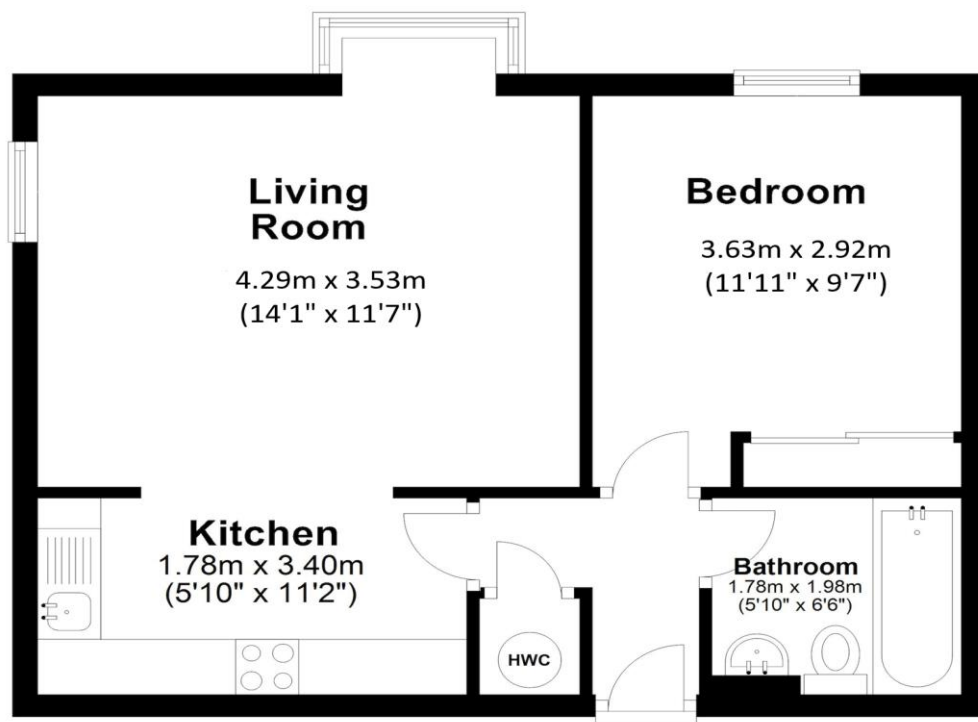
Viewing By Arrangement with
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Ref MJW-7183



Ground Floor

Approx. 39.9 sq. metres (430.0 sq. feet)



Total area: approx. 39.9 sq. metres (430.0 sq. feet)

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. (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.