



School Road, Ely, Cambridgeshire CB6 2FG

www.pocock.co.uk



School Road, Ely, Cambridgeshire CB6 2FG

An immaculately presented top floor apartment situated within a popular residential development, offering two bedrooms, one en-suite, bathroom and open plan kitchen/living room.

- Communal Entrance
- Entrance Hall
- Two Bedrooms (One with En-Suite)
- Open Plan Kitchen/Living Room
- Bathroom
- Two Allocated Parking Spaces

Guide Price: £225,000



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 is 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 is an excellent variety of pubs and restaurants, including the new Ely Leisure Village featuring a six screen cinema, along with family restaurants and takeaways. The A10 connects Ely to Cambridge, where 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 while London's Kings Cross and Liverpool Street stations are approximately one hour 15 minutes to the south.

ENTRANCE HALL with built-in storage cupboard.

OPEN PLAN LIVING ROOM / KITCHEN AREA

20'8" x 11'11" (6.29 m x 3.62 m)

Kitchen Area with single sink and drainer, fitted with a range of matching wall and base units including drawers, electric oven, hob and extractor above, cupboard housing gas fired boiler, plumbing for utilities, space for freestanding fridge freezer, double glazed window to rear aspect with Cathedral view.

Lounge Area with double glazed windows to front and side aspects and radiator.

BEDROOM ONE 11'5" x 6'7" (3.49 m x 2.00 m) with double glazed window to front aspect, built-in wardrobe, radiator.

EN-SUITE SHOWER ROOM with shower cubicle, low-level WC, wash handbasin.

BEDROOM TWO 10'3" x 7'7" (3.12 m x 2.31 m) with double glazed window to front aspect, built-in wardrobe, radiator.

BATHROOM with suite comprising panel bath, low-level WC, pedestal wash hand basin and double glazed window.

EXTERIOR The property benefits from allocated parking.

Tenure The property is Leasehold
Lease commenced 1 January 2018 for 125 years with 117 years remaining.
Ground Rent – approx. £130 per annum
Service charges – approx. £950 per annum

Council Tax Band A **EPC** B (84/84)

Viewing By Arrangement with Pocock & Shaw
Tel: 01353 668091
Email: ely@pocock.co.uk
www.pocock.co.uk

Ref CWH-7248



Top Floor

Approx. 60.6 sq. metres (652.0 sq. feet)



Total area: approx. 60.6 sq. metres (652.0 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. 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.