



## Roswell View, Ely

EPC Rating 74

Guide Price **£195,000**

- 2 Bedroom apartment
- Double master bedroom
- Living Room
- Modern kitchen
- 3 Piece bathroom
- Communal garden
- Electric storage heaters
- EPC Rating- C77
- Off road allocated parking
- East Cambridgeshire District Council tax band B



**ROSWELL VIEW, ELY** Offered to the market CHAIN FREE is a 2 bedroom first floor apartment in Ely. The apartment comprises 2 bedrooms, modern kitchen, living room and bathroom. Externally there are communal gardens and 1 allocated parking space.

**COMMUNAL ENTRANCE STAIRWAY** With staircase rising to first floor and entrance door to flat.

**ENTRANCE HALL** With useful storage recess behind the entrance door, wood effect vinyl flooring and built-in storage cupboard.

**LIVING ROOM** 13' 3" x 11' 3" (4.06m x 3.43m) With a bay window to overlooking Roswell View green area.



**KITCHEN** 10' 9" x 8' 9" (3.28m x 2.67m) With a range of white gloss wall and base units with black speckled worktop and metro style tiled splashback. Inset stainless steel single drainer sink unit with mixer tap, space and plumbing for washing machine, 4 ring electric hob with oven below and extractor above and space for fridge freezer. Window to the front and vinyl flooring.

**MASTER BEDROOM** 13' 8" x 8' 5" (4.17m x 2.57m) Double bedroom with a window to the rear.

**BEDROOM TWO** 8' 11" x 7' 1" (2.74m x 2.18m) With window to the front.



**BATHROOM** 3 piece suite comprising panel bath with electric shower over, WC and wash hand basin. Part tiled walls, vinyl flooring and extractor fan.

**OUTSIDE** Roswell View is a small development at the top of Lisle Lane, a short walk into the City centre and within easy access to the Railway station and riverside. Communal garden areas and allocated parking spaces for one vehicle.



**AGENT NOTES** Leasehold Property 999 years from 2012 leaving approx. 987 years left. Service Charge of Approx £70 per month.

Electric storage heaters throughout.

Please be aware stock photos have been used from 2021.

The property currently has a tenant in situ paying £850 pcm. Appropriate notice will be served once a sale has been agreed.



## First Floor

Approx. 54.3 sq. metres (584.6 sq. feet)



Total area: approx. 54.3 sq. metres (584.6 sq. feet)

### COUNCIL TAX BAND

Tax band B

### TENURE

Leasehold

### LOCAL AUTHORITY

East Cambridgeshire District

Council

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 74   c  | 77   c    |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

### OFFICE

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements