

Asking Price £437,500
Leasehold



41 St. Marys Street, Ely, Cambridgeshire, CB7 4HF

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Stunning ground floor apartment in fine, central city location.

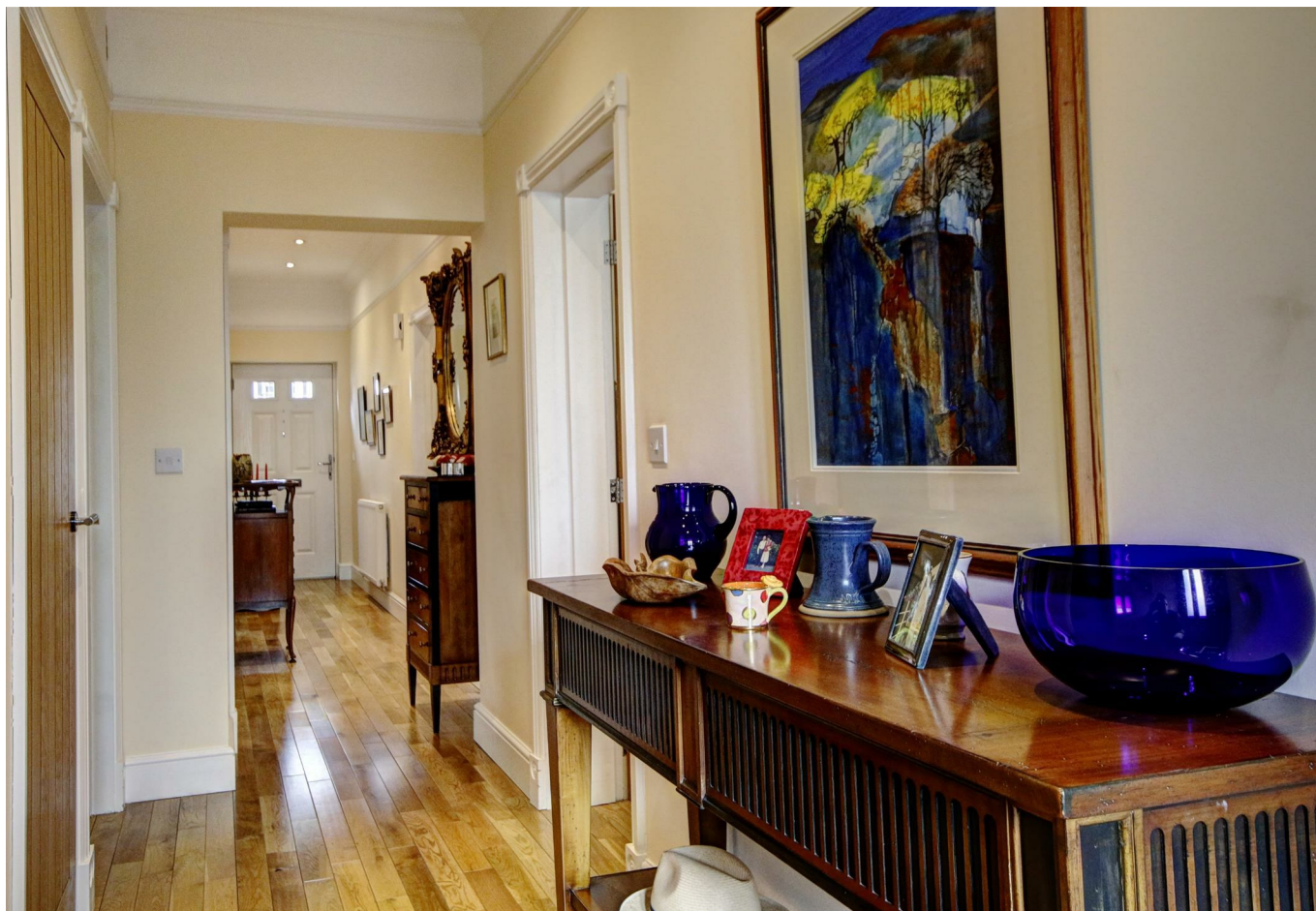
An elegant and spacious ground floor apartment providing versatile and exceptionally well presented accommodation. Although built only 9 years ago the interior boasts well proportioned rooms with high ceilings, deep skirtings and picture rails, reminiscent of properties built in Victorian and Edwardian times. Heating is gas fired radiators and the windows are Upvc sealed unit double glazed. (sash style to the sitting room and bedrooms) The Council Tax is band B and the EPC rating is Band C. A 1000 year lease was granted on the 1st June 1995 of which there are approximately 991 years remaining. The current annual service charge, which is paid up until the 1st January 2025 is £1,242.00 and includes the ground rent, buildings insurance and upkeep of the communal areas. Mains water, electricity, gas and drainage connected.

Ely is a charming Cathedral city with a good range of day-to-day amenities, schools catering for all age ranges, excellent sports and leisure facilities and a mainline railway station with regular services to Cambridge and London, which is just over an hour's journey. The apartment occupies a wonderful position within close proximity of the city centre, convenience store, pharmacy, doctors surgery, the Cathedral and the highly regarded independent school, King's Ely.

Features

- Convenient Central City Location
- Elegant & versatile Accommodation
- In Excess of 1,000 sq ft (92 sq m)
- Exceptionally Well Presented Throughout
- Allocated Parking Space
- NO ONWARD CHAIN





Front entrance door to:-

Hallway:

Wood block flooring, airing cupboard, door to rear.

Sitting Room:

Kitchen/Breakfast Room:

Wood block flooring, sink unit, granite worksurfaces, range matching base and wall mounted, soft closing cabinets and drawers, larder cupboard, cupboard housing Ideal gas boiler (serviced in February 2024) and range of integrated Neff appliances comprising fridge/freezer, oven, 4 ring gas hob with extract hood above, dishwasher and washer/dryer.

Bedroom 1:

Door to:-

En Suite Shower Room:

Close coupled WC, wash hand basin, shower cubicle with waterfall shower, heated towel rail and range of fitted cabinets.

Bedroom 2:

Door to 'Jack and Jill' bathroom.

Bedroom 3:

A versatile room which is currently used as a dining room, but could also be used as a home office/music room/hobby room etc.

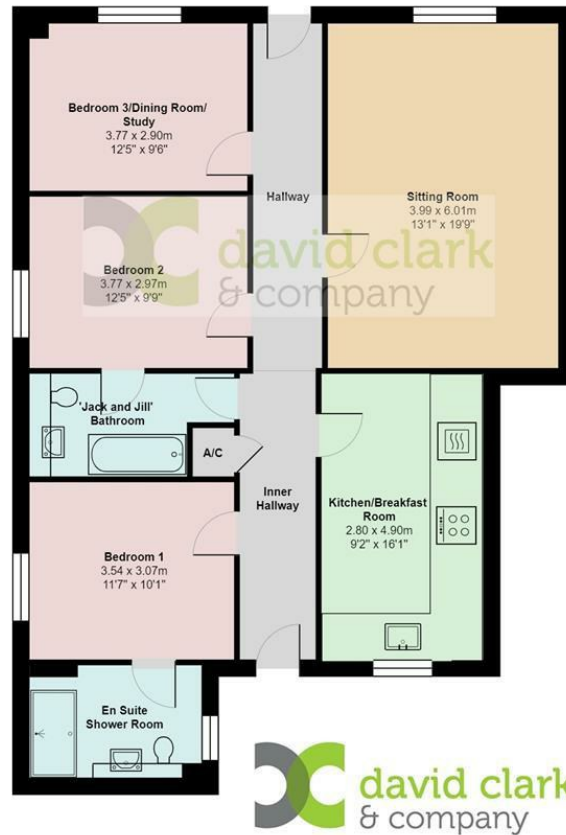
'Jack and Jill' Bathroom:

Close coupled WC, wash hand basin, panelled bath with separate shower over, range of fitted cabinets and drawers and heated towel rail.

Outside:

Artificial areas of lawn to the front, enclosed by low level brick walls and wrought iron railings and one allocated parking space immediately to the rear of the apartment.





About 100.4 m² ... 1081 ft²

All dimensions / floor plans are approximate and should not be relied upon.

TENURE
Leasehold

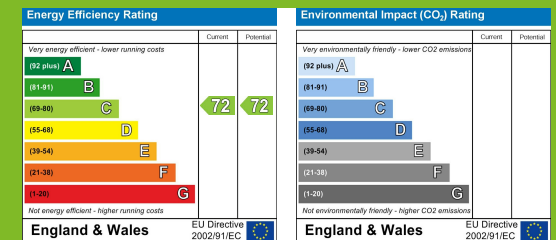
SERVICES
Water, Electricity and Drainage.

LOCAL AUTHORITY
East Cambridgeshire District Council

COUNCIL TAX BAND
B

Directions to the property using What3Words.
Enter the following link in your browser then click Waze
or Google Maps:

<https://w3w.co/circles.talking.tightrope>



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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& company