

Prospect House, 3a St Thomas Place, Ely,
Cambs., CB7 4EX
01353 665020 | sales@clarkhomes.co.uk
clarkhomes.co.uk



2c Hop Row, Ely, CB6 3SR
Asking Price £195,000





All dimensions / floor plans are approximate and should not be relied upon.
About 42.8 m² ... 461 ft²

- Ideal Investment / First Time Purchase
- Open Plan Sitting/Dining Room/Kitchen
- Heating via Air Source Heat Pump
- 2 Parking Spaces (One Covered)
- Unique Detached First Floor Apartment
- Double Bedroom & Modern bathroom
- Delightful Enclosed Courtyard Garden
- NO ONWARD CHAIN



IDEAL INVESTMENT OR FIRST TIME PURCHASE. A rare opportunity to acquire this unique detached apartment, built over 4 cart lodges, situated in the centre of this highly sought after village location. Accessed via an external staircase the accommodation, in brief, comprises:- entrance hall, open plan sitting/dining/kitchen area, double bedroom and bathroom. Heating is via an air source heat pump and the windows and sealed unit double glazed. There is a delightful, enclosed courtyard garden, parking within the cart lodge for one car and one additional parking space. The Council Tax is currently Band A and the EPC is currently Band C. An original 125 year lease was granted on the 1st July 2010 and there are approximately 114 years remaining. A significant benefit with this particular apartment is that there is no ground rent payable, no annual maintenance/service charges and no onward chain for those wishing to complete as soon as possible.

Haddenham is one of the most highly regarded villages situated just 7 miles south west of the Cathedral City of Ely and 12 miles north of the University City of Cambridge. There is an excellent range of day to day amenities including a primary school, shops, general store/post office, butchers, public house/restaurant, large recreation ground and various clubs and societies, the majority of which are held within the nearby Robert Arkenstal Centre.



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

<https://w3w.co/vessel.renew.mime>

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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