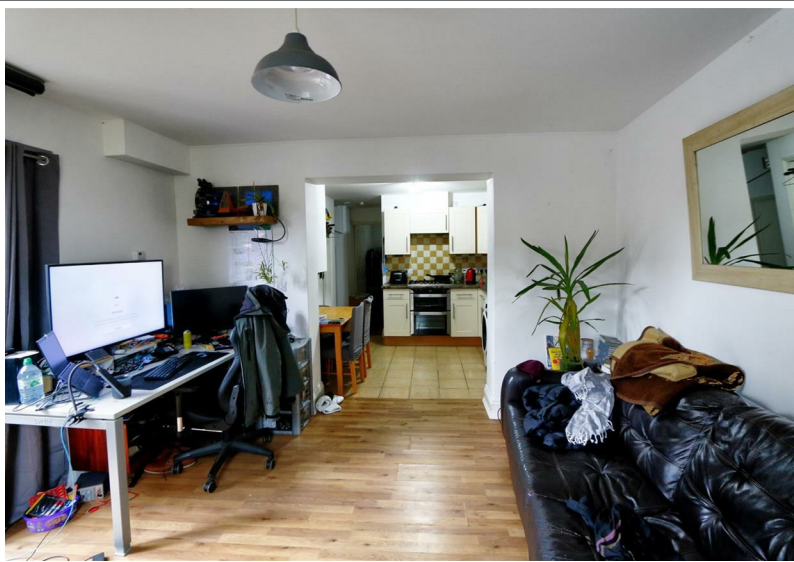


Prospect House, 3a St Thomas Place, Ely,
Cams., CB7 4EX
01353 665020 | sales@clarkhomes.co.uk
clarkhomes.co.uk



Flat 1 Trinity Hall, Ely, CB7 4PG
Asking Price £208,500





- Spacious Ground Floor Apartment
- Ideal First Purchase or Investment
- Sitting/Dining Room & Kitchen
- Gas Fired Underfloor Heating
- NO PARKING
- Fine Central City Location
- Secure Intercom Entry System
- 2 Bedrooms & Shower Room
- Enclosed Courtyard to Rear

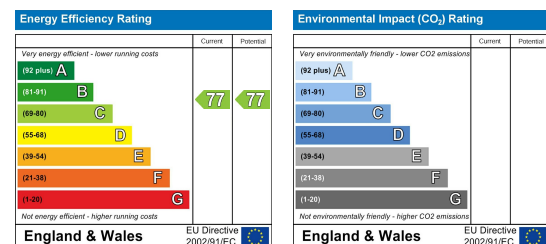
Forming part of Trinity Hall this 2 bedroom, ground floor apartment is one of just six apartments which were converted in 2006. Situated in an excellent, central city location the property would be ideal for first time buyers or an investment opportunity. In brief, the accommodation comprises;- communal entrance, entrance hall, kitchen, sitting/dining room, 2 bedrooms and a shower room. The apartment also has the benefit of an enclosed courtyard providing separate pedestrian access on to Newnham Street. Heating is gas fired underfloor heating, the Council Tax is currently Band A and the EPC rating is currently Band C.

The property is leasehold with a 125 year lease granted on the 24th November 2006. The freehold of Trinity Hall is owned equally by the owners of the 6 apartments and all decisions relating to the building are made by the 6 shareholders respectfully. The annual service charge, which is reviewed annually, is currently £807.84 (£201.96 paid quarterly) and includes the buildings insurance and the upkeep of any communal areas.

Agents Note: The apartment is currently tenanted, under an assured shorthold tenancy agreement, and the current tenant has indicated he would be happy to remain, if necessary.

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

<https://w3w.co/fluffed.corded.surgical>



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