

Asking Price £349,950
Leasehold



17 Tower Court, Ely, Cambridgeshire, CB7 4XS

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**Stunning, refurbished apartment
situated within the main tower in
this unique city location.**

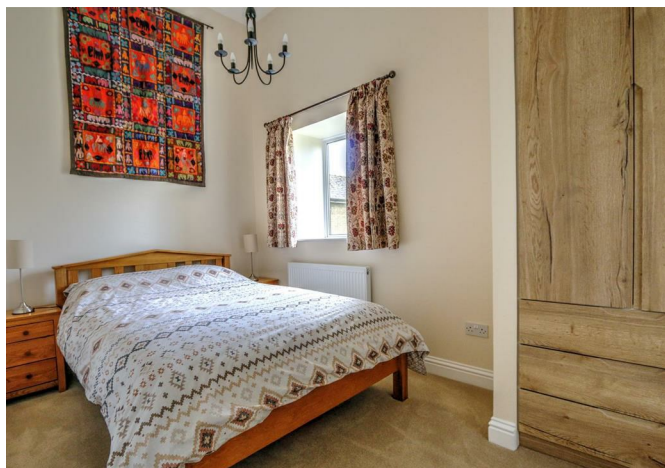
The Tower Court complex is Grade II Listed being of historical and/or architectural interest and situated within the Ely Conservation Area. Originally a workhouse in the 1830s, Tower Court later became a hospital before being converted to residential accommodation in the late 1990s. Number 17 occupies a wonderful position on the first floor within the main iconic tower. The present owner purchased the apartment approximately 12 years ago and has since carried out an extensive programme of refurbishment, successfully combining the luxuries of modern day living with the charm and character of the original building. Finished to an exceptionally high standard, high ceilings create grandeur and space while deep glazed windows flood the apartment with natural light. A 'high-spec' kitchen includes a full range of quality appliances and both bedrooms have en suites. Heating is gas fired to radiators and there is one parking space as well as the use of visitor parking spaces. The Council Tax rating is currently Band B and there is no EPC as the property is exempt from the requirement due to being Grade II Listed. The property is leasehold with a 125 year lease originally granted on the 25th December 1998. The ground rent is currently £200pa and the service charge is approximately £1,439.52pa.

Ely offers a good range of day-to-day amenities, several weekly markets, schools catering for all age ranges, excellent sports and leisure facilities and a mainline railway station with services to Cambridge, London, Birmingham and the north. Tower is also particularly well placed for access to the City centre, rail station and an impressive 18 hole golf course.

Features

- Stunning First Floor Apartment
- Superbly Refurbished Throughout
- Unique City Location
- Stylish Kitchen With Integrated Appliances
- 2 Bedrooms & 2 Bath/Shower Rooms





Grand front entrance door, shared only with the ground floor apartment. Door and feature spiral staircase, within the northern turret, to:-

FIRST FLOOR:

Landing:

Storage cupboard and entrance door to:-

Living Room & Kitchen Area:

Superb open plan space with high ceilings and magnificent picture window to front aspect providing partial views of Ely Cathedral in the distance. Range of matching base and wall cabinets, island unit, quartz work surfaces and excellent range of integrated appliances comprising Liebherr QuietMark fridge/freezer, Bosch electric oven and AEG induction hob, extractor hood (with Hob2Hood function), dishwasher, washer/dryer and microwave. Open access to:-

Dining Area:

A small and cosy area situated within the southern turret.

Bedroom 1:

Built in floor to ceiling cupboards/wardrobes and door to:-

En Suite Bathroom:

Low level WC, vanity wash basin, with cupboards under, heated towel rail and panelled bath with separate shower attachment.

Bedroom 2:

Floor to ceiling recess and door to:-

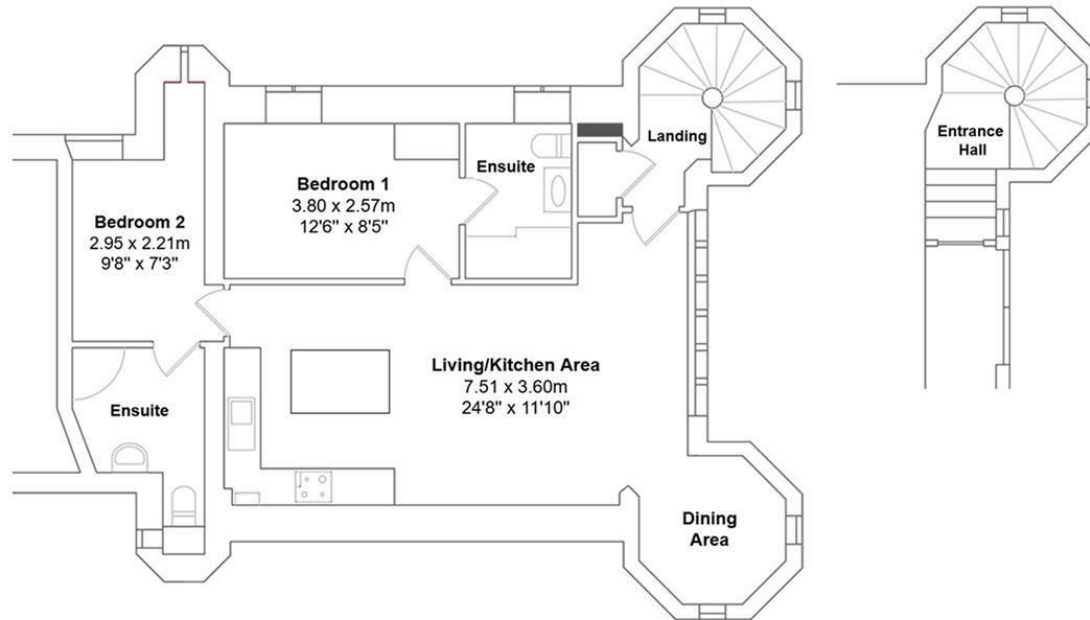
En Suite Shower Room:

Low level WC, pedestal wash basin, shower cubicle and heated towel rail.

OUTSIDE:

There is one parking space as well as the use of visitor parking spaces.

Tower Court Tower Road, Ely, CB7 4XS



Total Area: 76.5 m² ... 823 ft²

All measurements are approximate and for display purposes only

Plan prepared by charlesjharrison.co.uk

TENURE
Leasehold

SERVICES
Water, Electricity, Gas 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/endearing.lined.attending>

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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