



Walsingham Way, Ely, CB6 3AL

CHEFFINS

## Walsingham Way

Ely,  
CB6 3AL

Single occupancy only. First floor flat with good access to the A10. Accommodation comprises kitchen with white goods, living/bedroom, bathroom, shared communal hall with one other flat. Outside there is a communal garden and one parking space. Available: 29/07/2024. Minimum 6 month rental. Deposit: £865. Holding deposit: £173. Council tax band: A. EPC: D

### LOCATION

Ely is an historic Cathedral City which provides an excellent range of shopping facilities, schools catering for all ages and various sporting and social activities including the recently opened Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants. The main A10 road at Ely provides access to Cambridge which in turn links with the A14 and M11 motorway to London. Ely also has a mainline station which provides an electrified rail service to Cambridge and London.

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£750 PCM





## **HALL**

with two storage cupboards, one housing the hot water cylinder.

## **KITCHEN**

with oven, ceramic hob, extractor, washing machine, undercounter fridge/freezer.

## **LIVING/BEDROOM**

## **BATHROOM**

with electric shower over the bath.

## **OUTSIDE**

Communal garden, one parking space and external secure storage building.

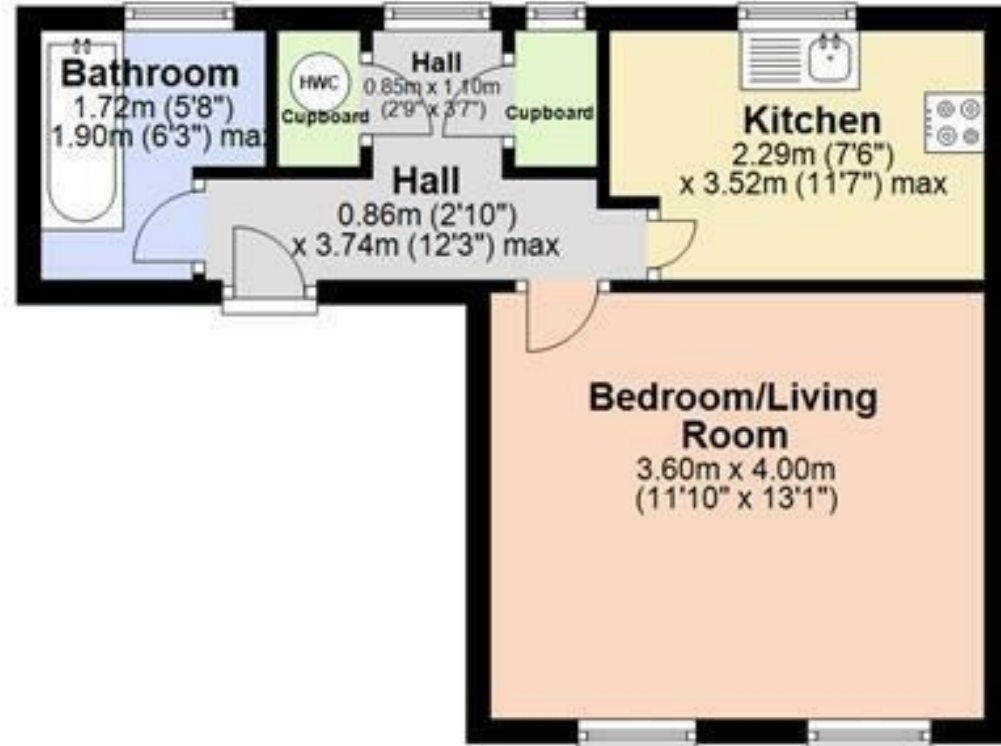
## **LETTING AGENTS NOTES**

For more information on this property please refer to the Material Information brochure on our Website.





**First Floor**  
Approx. 30.9 sq. metres (332.5 sq. feet)



Total area: approx. 30.9 sq. metres (332.5 sq. feet)

Note: Not to scale - For guidance purposes only  
Plan produced using PlanUp.

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>51</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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.

