



Holly Court, Ely, CB7 4PY

**CHEFFINS**

## Holly Court

Newnham Street, Ely,  
CB7 4PY

Refurbished ground floor flat, ideally located in the heart of the City, close to the rail station, riverside and Cathedral. Accommodation comprises communal entrance hall, kitchen area, living/bedroom area and shower room. Available: 26/07/2024. Minimum 6 month term. Deposit: £778. Holding deposit: £155. Council tax band: A. EPC: E

### 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 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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**£675 PCM**



**COMMUNAL HALL****KITCHEN AREA**

with cooker, plumbing for washing machine and space for fridge/freezer.

**LIVING/BEDROOM AREA**

with cupboard housing the water heater.

**SHOWER ROOM****OUTSIDE**

one allocated parking space.

**LETTING AGENTS NOTES**

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



### Ground Floor

Approx. 28.5 sq. metres (306.4 sq. feet)



Total area: approx. 28.5 sq. metres (306.4 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>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	39	
(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.

