



The Almonry, Ely, CB7 4JU

**CHEFFINS**



## The Almonry

High Street, Ely,  
CB7 4JU

Spacious first floor maisonette forming part of a listed building backing onto the grounds of the Cathedral. Accommodation comprises entrance hall, kitchen/dining room, living room, cloakroom, three bedrooms and bathroom. Available: 07/05/2025. Minimum 6 month term. Deposit: £1,500. Holding fee: £300. Council tax band: C. 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.

3 1 1

£1,300 PCM





## ENTRANCE HALL

## KITCHEN AREA

with electric cooker, space for washing machine and fridge.

## KITCHEN/DINING ROOM

with electric cooker, space for washing machine and fridge with views over The Almonry gardens and The Cathedral.

## LIVING ROOM

with feature fireplace (not operational).

## CLOAKROOM

## INNER HALLWAY

with under stairs cupboard.

## BEDROOM

## BEDROOM

with cupboard housing the boiler.

## BEDROOM

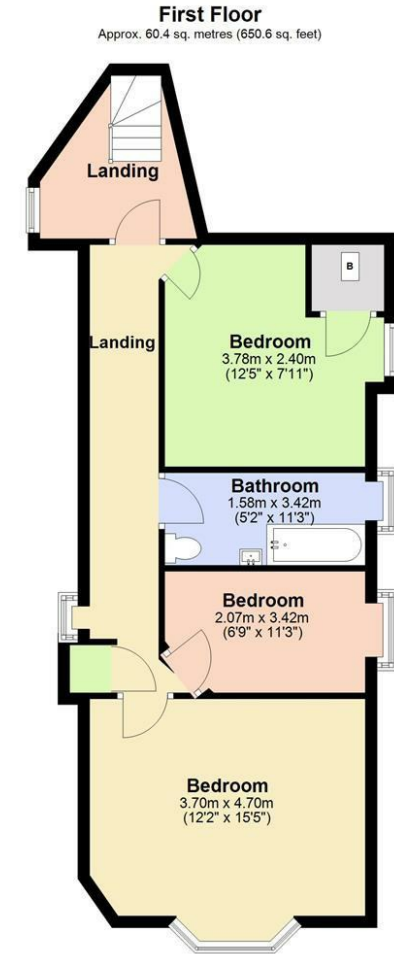
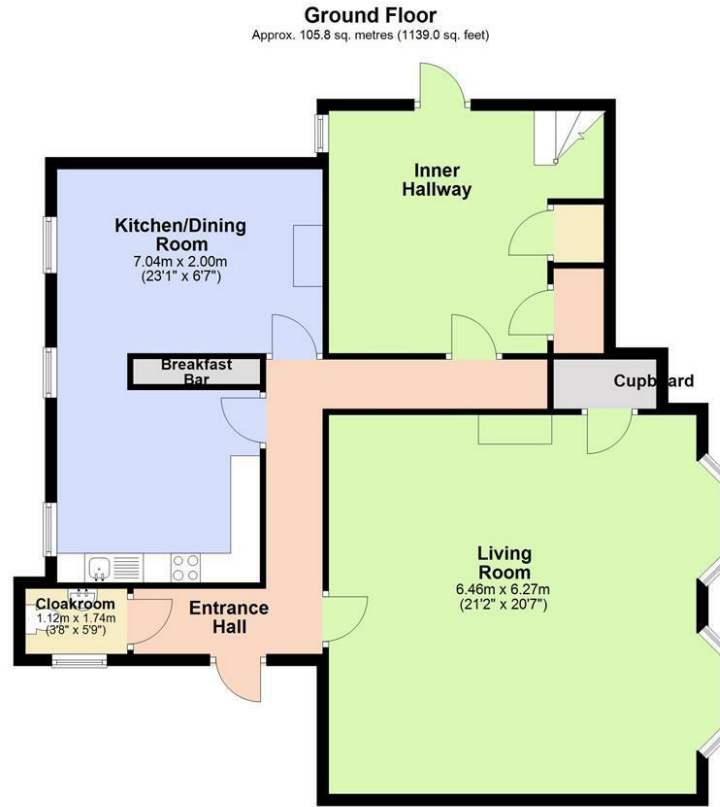
## BATHROOM

with WC, hand basin and bath with electric shower over.

## LETTING AGENTS NOTES

For more information on this property please refer to the Material Information brochure on our Website. Electric is billed quarterly by the landlord with readings from a submeter.





Total area: approx. 166.3 sq. metres (1789.6 sq. feet)

#### 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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	40	65
EU Directive 2002/91/EC		
England & Wales		

#### Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

25 Market Place, Ely, Cambridgeshire, CB7 4NP | 01353 663144 | cheffins.co.uk

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.

