



St Martins Walk, Ely, CB7 4QF

**CHEFFINS**



## St Martins Walk

Ely,  
CB7 4QF

Centrally located second floor maisonette with far reaching views across the City. Accommodation comprises private entrance hall, kitchen, lounge/dining room, two bedrooms and a bathroom with power shower over the bath. The property has electric storage heating and allocated parking. Available: 06/05/2025. Deposit: £1,153. Holding fee: £230. Minimum 6 month term. Council tax band: B. EPC: C

### 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.

2 1 1

£1,000 PCM





## LANDING

with storage area.

## ENTRANCE HALL

with airing cupboard.

## KITCHEN

with wood effect vinyl, cooker, fridge, freezer, and washing machine (there will be no repair/replacement of white goods, except for the cooker).



## LIVING ROOM

## BEDROOM

with freestanding wardrobes.

## BEDROOM TWO

## BATHROOM

with vinyl floor, WC, hand basin and bath with shower over.




## OUTSIDE

Allocated parking space.

## LETTING AGENTS NOTES

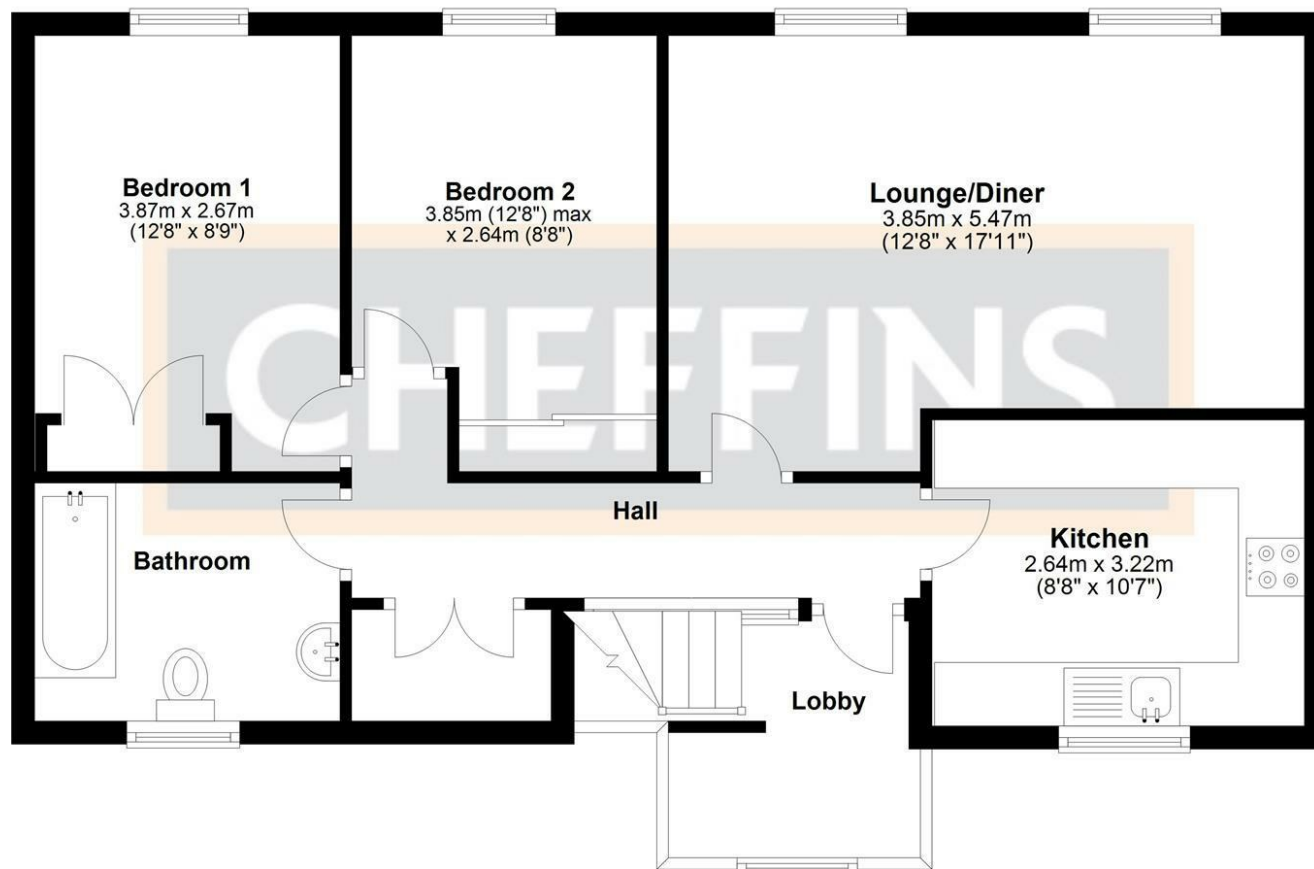
For more information on this property please refer to the Material Information brochure on our Website.

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>	69	77
(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		
England & Wales	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.

Second Floor  
Approx. 61.9 sq. metres (666.3 sq. feet)



Total area: approx. 61.9 sq. metres (666.3 sq. feet)

