



West End Mews, Ely, CB6 3DQ

**CHEFFINS**

## West End Mews

West End, Ely,  
CB6 3DQ

First floor flat, ideally located close to the City centre. Accommodation comprises entrance hall, kitchen area, living area, bedroom, shower room and garage. Available: 14/10/2025. Minimum 6 month term. Deposit: £1,067. 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 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.



**£925 PCM**







## ENTRANCE HALL

with cupboard housing the boiler.

## KITCHEN AREA

with cooker, extractor, fridge/freezer and breakfast bar.

## LIVING AREA

## BEDROOM

with built in wardrobe.

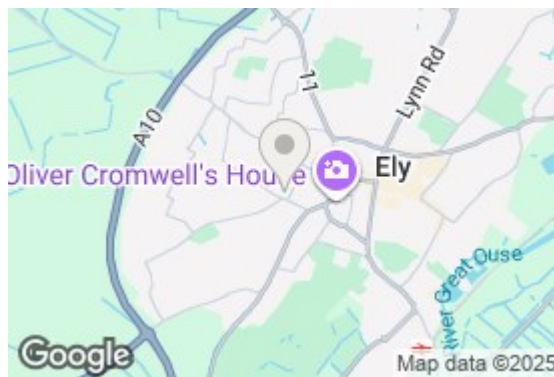
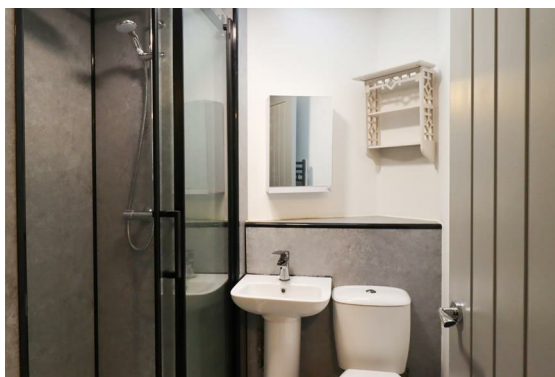
## SHOWER ROOM

## OUTSIDE

Garage.

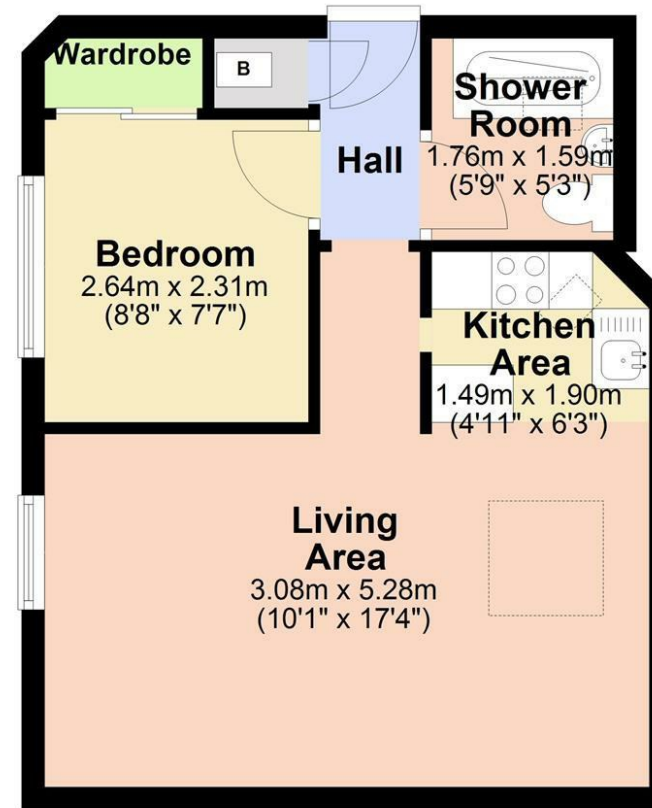
## LETTING AGENTS NOTES

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



## Ground Floor

Approx. 33.8 sq. metres (363.6 sq. feet)



Total area: approx. 33.8 sq. metres (363.6 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>                            | 65                      | 69        |
| (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 |           |

### 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.



# CHEFFINS