



**Dobede Way**  
**Soham, CB7 5FN**  
**Offers In Excess Of £160,000**



# Dobede Way, Soham, CB7 5FN

This superbly presented top-floor, two-bedroom apartment with impressive views over the Soham Lode is offered for sale with no onward chain.

Soham is a thriving town with a rich history, offering a range of amenities, including shops, cafes, and well-regarded schools. Conveniently, this property is within a few minutes walking distance of Soham train station, providing easy access to Cambridge, Ely, and other major destinations, making it ideal for commuters and those seeking a blend of town and countryside living.

The property features an inviting layout, including a communal entrance with intercom entry, a spacious hallway with ample storage, including a fully boarded loft, an open-plan living area and a well-equipped kitchen/diner with a Juliette balcony, two bedrooms, and a luxurious, contemporary shower room. The apartment benefits from gas central heating and full double glazing throughout.

Externally, there are well-maintained communal gardens, allocated parking, additional visitor parking, and outstanding views over Angel Common and the Lode.

This immaculate apartment, part of an attractive modern development, is available for immediate purchase with no onward chain.

Early viewing is highly recommended.

## Accommodation Details

Main door opens to a communal entrance with individual post boxes under stairs, intercom access and staircase leading up to:

### Entrance Hall

Featuring a radiator, solid wood flooring, two storage cupboards and easy access via installed ladder to large boarded out loft (footprint of entire flat).

### Open Plan Living Area 13'8 x 13'5 (4.17m x 4.09m)

Solid wood flooring throughout, with two radiators, a television point, and double-glazed doors to the front aspect opening onto a Juliet balcony. Double-glazed window to the side aspect adds additional light.

### Kitchen 8'10 x 8'10 (2.69m x 2.69m)

Fitted with a range of matching eye and base-level storage units with work surfaces over, tiled splashbacks, and a 1 ½ bowl sink with mixer taps. Includes a washing machine, tumble dryer (fitted March 2024), and space for a fridge/freezer, along with an

integrated oven, hob, and extractor hood. Tiled flooring, wall-mounted gas boiler (installed April 2024 and has 10 year warranty). providing hot water and heating, and double-glazed window to side aspect.

### Bedroom 1 11'3 x 8'3 (3.43m x 2.51m)

With fitted double wardrobe, solid wood flooring, radiator, and double-glazed window to the front aspect.

### Bedroom 2 8'1 x 7'9 (2.46m x 2.36m)

Solid wood flooring, built-in desk and storage unit, telephone point, radiator, and double-glazed window to the front aspect.

### Bathroom 9'4 x 5'7 (2.84m x 1.70m)

Modern bathroom suite with low-level WC, wash hand basin with mirrored wall above, double-size walk-in shower, extractor fan, fully tiled walls, tiled flooring, heated towel rail, and storage cupboard.

### Outside

Allocated parking space and beautifully maintained communal grounds.

## Agents Note:

109 years remaining. 125 years from 1/1/08. £150 ground rent / £367.77 quarterly service charge.

## Property Information:

Maintenance fee - n/a

EPC - C

Tenure - Leasehold (see agents notes for details)

Council Tax Band - A (East Cambs)

Property Type - Top Floor Flat

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 49 SQM

Parking - Allocated parking and visitor parking

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - Connected

Broadband Type - Superfast available, 36Mbps download, 6Mbps upload

Mobile Signal/Coverage - Ofcom advise limited on all networks

Rights of Way, Easements, Covenants -

None that the vendor is aware of

Location - What 3 Words -

///intricate.journey.congested

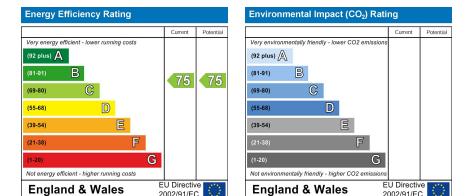
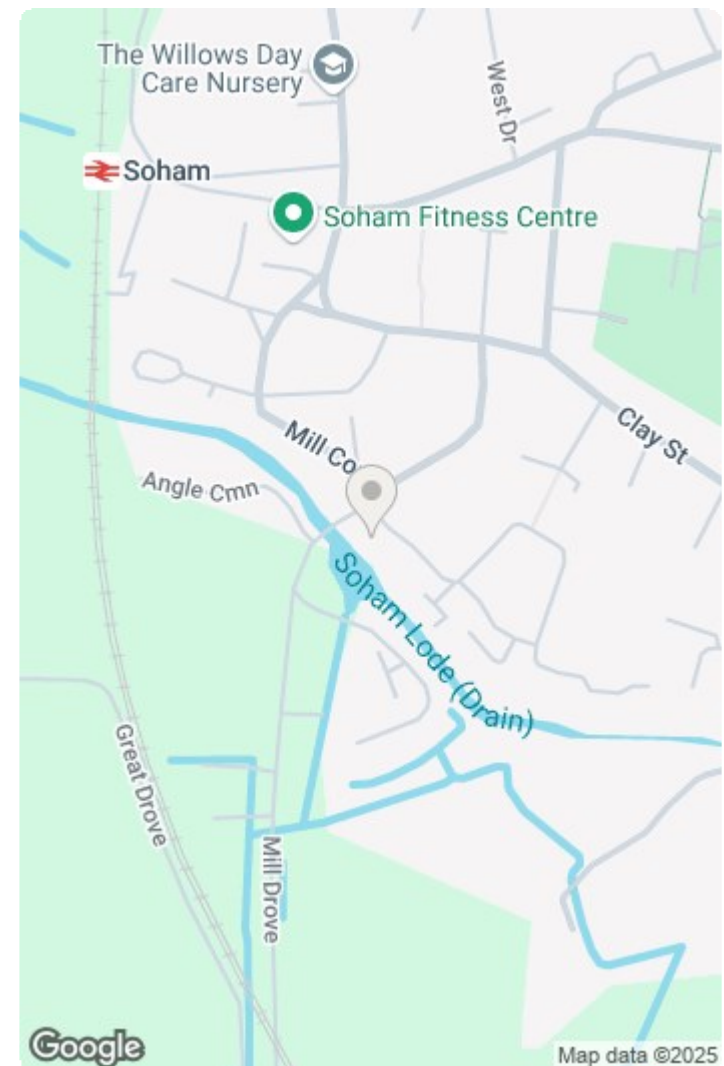


# GROUND FLOOR 555 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA : 555 sq.ft. (51.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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