



Damson Avenue, Ely CB6 2FN

welcome to

Damson Avenue, Ely

A well presented second floor apartment offering two bedrooms, en-suite facilities to bedroom one, open plan kitchen/sitting/dining room with allocated parking. Viewing highly recommended.

Entrance Hall

With radiator, two storage cupboards double glazed window to rear aspect and doors to:

Kitchen/Sitting/Dining Room

24' 2" x 12' 5" (7.37m x 3.78m)

Kitchen Area:

Fitted with a modern range of base units and drawers with work surfaces over to three sides, matching wall units, inset one and half bowl stainless steel sink and drainer unit with mixer tap, built in double under oven with gas hob and chimney style extractor over, spaces for fridge/freezer, washing machine and slimline dishwasher, wall mounted gas fired boiler enclosed within a wall unit, double glazed window to rear and open plan to:

Dining/Sitting Room:

With vertical radiator, French doors with Juliet balcony opening to front aspect.





Bedroom One

11' 10" x 10' 6" (3.61m x 3.20m)

With radiator, built in wardrobe, double glazed window to front aspect and door to:

En-Suite Shower Room

Fitted with a suite comprising shower enclosure, low level w.c, pedestal wash hand basin with mixer tap, towel ladder radiator, shaver point and extractor.

Bedroom Two

12' 1" x 7' 9" (3.68m x 2.36m)

With radiator, built in wardrobe and double glazed window to front aspect.

Bathroom

Fitted with a suite comprising panel enclosed bath with mixer tap and shower attachment over, pedestal wash hand basin with mixer tap, low level w.c, towel ladder radiator, extractor and double glazed window to rear.

Outside

There are two allocated parking spaces.



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welcome to

Damson Avenue, Ely

- Second Floor Apartment
- Well Presented Throughout
- Two Bedrooms
- Open Plan Kitchen/Sitting/Dining Room
- Allocated Parking

Tenure: Leasehold

EPC Rating: B

Council Tax Band: A Service Charge: 856.51

Ground Rent: 130.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£240,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:

ELY109971 - 0005

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