



Kings Avenue, Ely, Cambridgeshire CB7 4QW

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A modern and well-presented two bedroom ground floor apartment with reserved parking space located on a popular development approximately one mile from the City Centre.

- Entrance Hall
- Kitchen
- Lounge/Diner
- Two Bedrooms
- Bathroom
- Electric Heating
- Allocated Parking Space

Guide Price: £160,000



ELY Home to a world famous 900 year old Cathedral, the historic city of ELY lies on the river Great Ouse probably no more than 15 miles from the City of Cambridge. There are a very good range of shopping facilities within the centre itself including a market which takes place on both Thursdays and Saturdays. A comprehensive range of local schooling is available. The area boasts a number of sporting facilities including an 18 hole golf course, indoor swimming pool, gymnasium and squash club whilst socially there are an excellent variety of pubs and restaurants, including the new Ely Leisure Village anchored by a 6 screen Cineworld with family restaurants and takeaways. The A10 links the two cities from which links to the A14 and M11 provide routes to London (70 miles) and the rest of the country. From Ely's mainline rail station Cambridge can be reached in approximately 17 minutes with London beyond (Kings Cross / Liverpool Street) which can be accessed within 1 hour 15 minutes.

COMMUNAL ENTRANCE HALL Door leading to apartment.

ENTRANCE HALL With laminate flooring, storage heater, airing cupboard with cylinder and shelf. Entry phone.

LOUNGE/DINER 14'11" x 11'9" (4.54 m x 3.59 m) with double glazed windows to front, laminate flooring, lightwood effect fire surround with mantle shelf and storage heater.

KITCHEN 9'7" x 6'0" (2.92 m x 1.83 m) with double glazed window to rear. Range of base units and drawers with wood effect work surfaces over, single drainer sink unit and tiled splashbacks. Four ring electric hob and fitted single electric oven with extractor hood over.

BEDROOM ONE 13'9" x 10'4" (4.19 m x 3.14 m) with double glazed window to front, laminate flooring and storage heater.

BEDROOM TWO 10'3" x 6'7" (3.12 m x 2.00 m) And 4' 7" x 3' 3" (1.4m x 1m) 'L' Shaped with double glazed window to rear, laminate flooring and night storage heater.

BATHROOM with double glazed window to rear and vinyl flooring. Comprising panel enclosed bath with shower over, pedestal wash hand basin, low level WC and wall mounted heater.

EXTERIOR Outside communal bin store and one allocated residents parking space.

Tenure The property is leasehold
Lease commenced 1st January 2002 for 125 years with 102 years remaining.
Maintenance/Service Charges of approximately £1,300 per annum – invoiced every 6 months.

Council Tax Band A

EPC C (76/76)

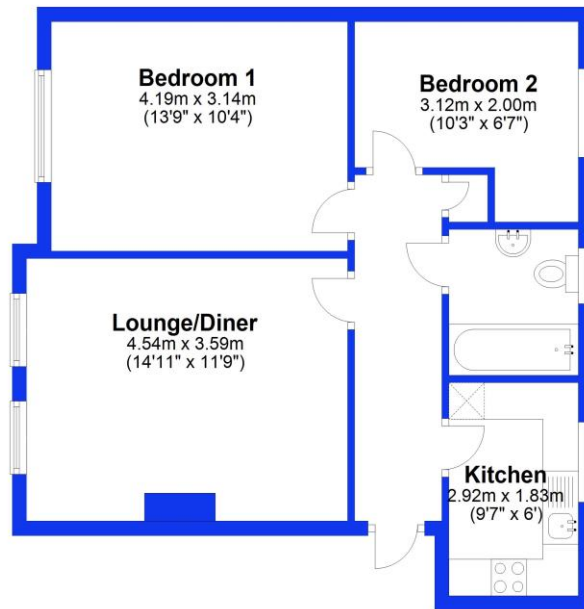
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Ref CWH-7119



Second Floor

Approx. 53.9 sq. metres (580.7 sq. feet)



Total area: approx. 53.9 sq. metres (580.7 sq. feet)

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.