



**Clarkes Lane, Wilburton, Ely, Cambridgeshire CB6 3QA**

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## Clarkes Lane, Wilburton, Ely, Cambridgeshire CB6 3QA

A well-presented first floor two bedroom apartment with the benefit of gated allocated parking and offered for sale with no upward chain.

- First Floor Apartment
- Two Double Bedrooms
- Spacious Lounge/Dining Room
- Kitchen
- Bathroom
- Gated Allocated Parking
- No Upward Chain

**Guide Price: £165,000**





**WILBURTON** is a charming village set on an elevated position. It is situated almost 6 miles from Ely and 12 miles from Cambridge. Village amenities include shop, primary school, social and sports facilities. A fine Church stands at one end of the village and the playing field is in a particularly attractive setting.

**MAIN BUILDING ENTRANCE** with door to front aspect, staircase rising to first floor.

**FLAT ENTRANCE HALL** with entrance door, radiator, storage cupboard.

**KITCHEN** 8'10" x 7'0" (2.68m x 2.14m) Fitted with a range of matching units including base units, wall mounted units and drawers, inset 1 1/4 stainless steel single drainer sink unit, fitted electric oven, four ring hob with extractor hood above, integral fridge/freezer, plumbing for washing machine, double glazed window to front aspect.

**LOUNGE/DINING ROOM** 15'0" x 12'11" (4.57m x 3.93m) with double glazed window to front aspect and electric radiator.

**BEDROOM ONE** 12'4" x 8'7" (3.77 m x 2.62 m) with double glazed window to rear aspect, electric radiator, two double fitted wardrobes.

**BEDROOM TWO** 10'4" x 9'10" (3.15m x 2.99m) with double glazed window to rear aspect, electric radiator.

**BATHROOM** Fitted with a four piece suite comprising panel bath with shower attachment, separate tiled shower cubicle, low level WC and wash hand basin. Double glazed window to rear aspect.

**EXTERIOR** The property benefits from gated private parking and driveway to rear and a communal frontage with lawn and established plants and shrubs.

#### **LEASEHOLD**

Length of lease - original 125 year lease commenced in 2004 - 103 years approximately remaining.  
Annual ground rent amount - Approx. £75.00.  
Annual service charge amount - Approx. £660.00.

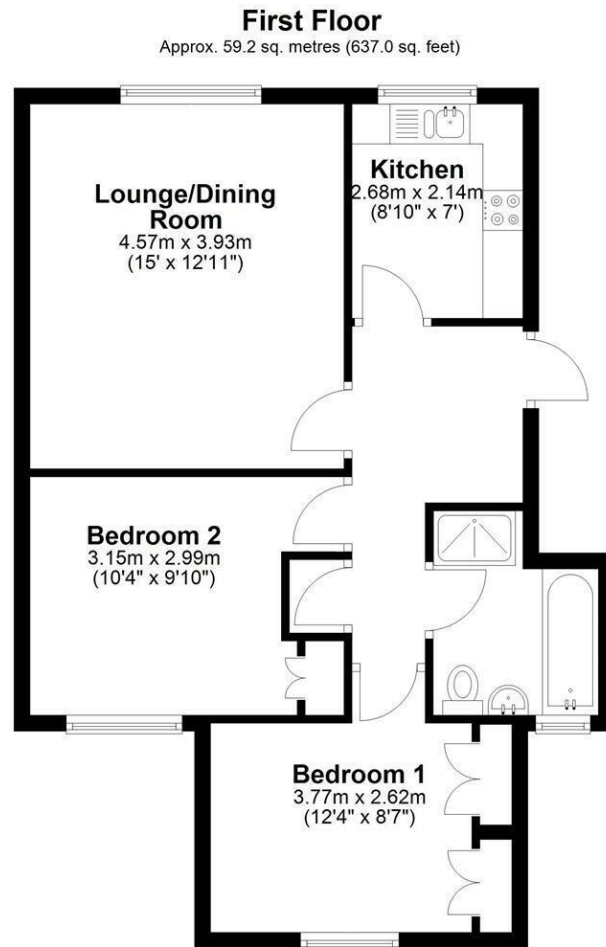
**Council Tax** Band A

**EPC** C (74/79)

**Viewing** By Arrangement with Pocock & Shaw  
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**Ref** CWH-7132





Total area: approx. 59.2 sq. metres (637.0 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.