



Orford Close, Ely, Cambridgeshire CB7 4LX

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A modern well-presented coach house style two bedroom apartment situated in a popular residential area of Ely with garage and allocated parking space. No upward chain.

- Coach House Style Apartment
- Two Double Bedrooms
- Living/Dining Room
- Kitchen
- Bathroom
- Double Glazing & Gas Central Heating
- Garage & Allocated Parking
- No Upward Chain

Guide Price: £219,950



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 is 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 is an excellent variety of pubs and restaurants, including the new Ely Leisure Village featuring a six screen cinema, along with family restaurants and takeaways. The A10 connects Ely to Cambridge, where 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 while London's Kings Cross and Liverpool Street stations are approximately one hour 15 minutes to the south.

ENTRANCE LOBBY with stairs rising to first floor.

FIRST FLOOR LANDING

OPEN PLAN LIVING/DINING ROOM 17'8" x 9'10" (5.39m x 3.00m) with two double glazed windows to front aspect, radiator and archway to:-

KITCHEN 13'9" x 7'1" (4.19 m x 2.17 m) with double glazed window to rear aspect. Fitted with a matching range of wall and base units with work surfaces over, tiled splashbacks and inset stainless steel single drainer sink unit. Four ring gas hob and integrated oven with extractor canopy over. Plumbing and space for washing machine, space for fridge freezer. Radiator.

BEDROOM ONE 11'3" x 10'5" (3.43 m x 3.17 m) with double glazed window to front aspect. Radiator.

BEDROOM TWO 11'1" x 10'3" (3.39 m x 3.12 m) with double glazed window to front aspect. Radiator.

BATHROOM with double glazed window to rear aspect. Fitted with a three piece suite comprising panel enclosed bath with shower over, low level WC and wash hand basin. Extractor fan, radiator.

EXTERIOR Garage and allocated parking space.

Tenure The property is Leasehold
Lease Remaining of 136 years
Annual Ground Rent of approx. £235.27
Annual Maintenance Charges of approx. £491.97

Council Tax Band B

EPC C (78/78)

Viewing By Arrangement with Pocock & Shaw
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Ref MJW-7311





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.