



Tower Court, Ely, Cambridgeshire CB7 4XS

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Tower Court, Tower Road, Ely, Cambridgeshire CB7 4XS

A light and airy one bedroom ground floor flat in a converted Victorian property situated within easy walking distance of the City centre.

- Entrance Hall
- Open Plan Living Room/Kitchen
- Includes all built in appliances
- Shower Room
- Gas Central Heating to Radiators
- Double Glazing
- Allocated Parking Space
- Communal Gardens
- Leasehold

Guide Price: £175,000



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 take-aways. There are also the most wonderful countryside walks the Fen has to offer. Ely is unsurprisingly very popular with commuters due to its excellent road and rail links. 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.

ENTRANCE HALL Entrance door leading into entrance hallway with radiator, wall mounted fuse box and laminate flooring which continues through to:-

OPEN PLAN LIVING ROOM 12'6" x 11'2" (3.80 m x 3.40 m) with double glazed windows to the rear and front of flats, radiator, laminate flooring.

KITCHEN AREA 9'10" x 3'11" (3.00 m x 1.20 m) Fitted with matching wall and base units, integrated four ring electric hob, integrated oven, inset sink with mixer tap, space for washing machine and fridge, wall mounted gas boiler serving the central heating and hot water systems. Breakfast bar.

Total floor area for Kitchen / Living area is 3.36 m x 4.72 m

SHOWER ROOM 11'10" x 2'7" (3.60 m x 0.80 m) with extractor fan, built-in shower cubicle with tiled splashbacks, low-level WC, wash hand basin, towel rail, tiled flooring.

BEDROOM 10'6" x 8'6" (3.20 m x 2.60 m) with double glazed window to the side, radiator, laminate flooring.

EXTERIOR Communal gardens and allocated parking space.

Tenure - The property is Leasehold – 98 years of lease remaining.

Ground Rent of approx. £200 per annum.

Maintenance Charges of approx. £715 bi-annually (payable every six months).

Council Tax Band A **EPC** C (71/71)

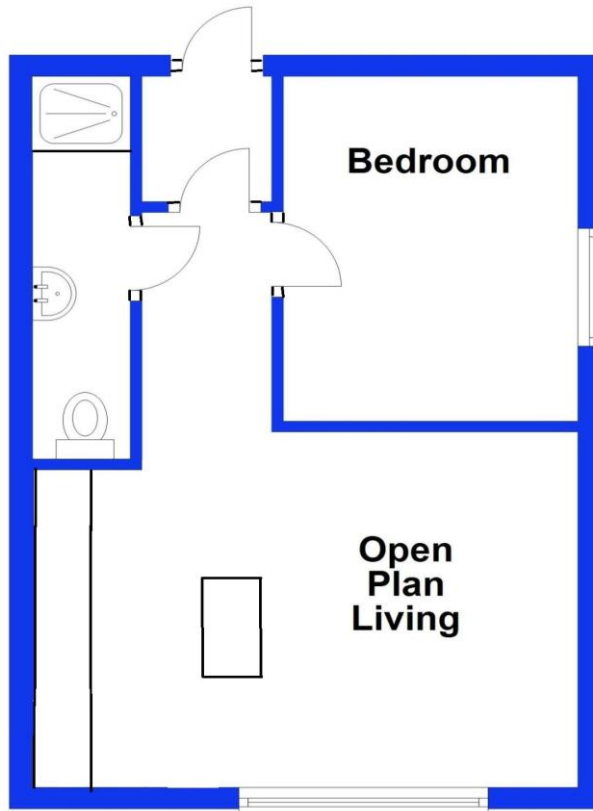
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Ref CWH-7299



Ground Floor

Approx. 31.6 sq. metres (340.1 sq. feet)



Total area: approx. 31.6 sq. metres (340.1 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.