



Merivale Way, Ely, CB7 4GQ

CHEFFINS

Merivale Way

Ely,
CB7 4GQ

- Modern Coach House Style Apartment
- 2 Double Bedrooms
- Garage & Parking Space & Open Plan Garden to Front
- Attractive View to Front Across a Green
- Lease in the process of Being Extended to 184 years

A well presented coach house style apartment situated within a popular development overlooking a green to the front. The owners inform us that the lease is currently being extended to 184 years. Accommodation comprises entrance hall with stairs leading to the first floor landing, 17'8" x 10'2" lounge/dining room, kitchen, 2 double bedrooms and bathroom, together with a garage with parking space in front. Benefits include gas central heating and upvc double glazing and this property is an ideal first time purchase. Viewing recommended.

2 1 1

Offers In Excess Of £200,000





LOCATION

ELY is an historic Cathedral City which provides an excellent range of shopping facilities, schools catering for all ages and various sporting and social activities including the recently opened Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants. The main A10 road at Ely provides access to Cambridge which in turn links with the A14 and M11 motorway to London. Ely also has a mainline station which provides an electrified rail service to Cambridge and London.

ENTRANCE HALL

With door to front aspect, stairs to first floor, radiator.

FIRST FLOOR LANDING

With access to loft, double glazed window to rear aspect, airing cupboard housing hot water cylinder, double and single storage cupboards, radiator.

LOUNGE

With 2 double glazed windows to front aspect providing an attractive view across the green, telephone point, television points, radiator. Archway to:

KITCHEN

With double glazed window to rear aspect, fitted with a range of wall and base level storage units and drawers, together with work surfaces, stainless steel sink unit and drainer, built-in electric oven, gas hob and extractor hood, space for fridge/freezer, plumbing for washing machine and dishwasher, radiator.

BEDROOM 1

With double glazed window to front aspect giving an attractive view across the green, radiator.

BEDROOM 2

(L shaped). With double glazed window to front aspect giving an attractive view across the green, built-in cupboard, radiator.

BATHROOM

With suite comprising low level WC, pedestal hand wash basin, panelled bath with shower

above, double glazed window to rear aspect, radiator.

OUTSIDE

To the front of the property there is an open plan lawned garden. Pedestrian access leads around to the rear where there is a garage with metal up and over door and built-in storage cupboard, together with a parking space.

AGENT NOTES

The vendor purchased the property on a 50% shared ownership basis with the Housing Association (Stonewater) retaining a 50% share. The property is now being sold on a 100% basis with both the vendor and Stonewater's shares being transferred to the new owner upon completion. The purchaser's conveyancer will liaise with both the vendor and Stonewater's conveyancers.

The vendor has advised that he will leave all white goods, sofas and coffee table

Tenure - leasehold

Length of Lease - 184 years from 2024

Annual Ground Rent - £198

Ground Rent Review Period - tbc

Service Charge - £12.94 per month

Service Charge Review Period - tbc

Council Tax Band - B

Property Type - coach house style apartment

Property Construction - standard construction

Number & Types of Room - Please refer to the floorplan

Square Footage - 713.5 according to the floor plan

Parking - garage and parking space

Utilities / Services

Electric Supply - mains

Gas Supply - mains

Water Supply - mains

Sewerage - mains

Heating sources - gas boiler and radiators

Broadband Connected - yes

Broadband Type - according to Ofcom.org.uk, standard, ultrafast and superfast are available to the property with superfast having a maximum download speed of 1000Mbps

Mobile Signal/Coverage - according to Ofcom.org.uk 'voice' is likely to be available for 4 out of 4 providers checked and 'data' is likely to be available for 3 out of 4 providers checked

VIEWING

Strictly by appointment with the Agents.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		74	74
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

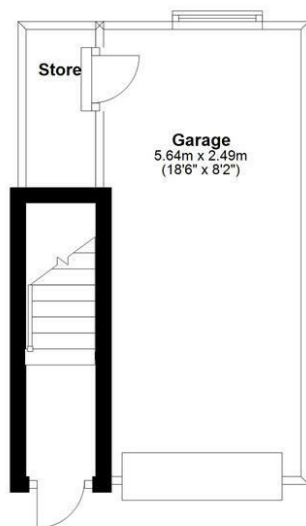
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Tenure - Leasehold

Council Tax Band - B

Local Authority - East Cambridgeshire District Council

Ground Floor
Approx. 3.0 sq. metres (32.7 sq. feet)



First Floor
Approx. 63.3 sq. metres (680.9 sq. feet)



Total area: approx. 66.3 sq. metres (713.5 sq. feet)

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.