



The Vineyards, Ely, CB7 4QG

CHEFFINS

The Vineyards

Ely,
CB7 4QG

- First Floor Apartment
- Central City Location
- 2 Bedrooms
- Gas Central Heating
- Double Glazing
- No Upward Chain

Situated in a central City location just a few yards from the Market Square and the many City amenities, this first floor apartment has accommodation comprising entrance hall, lounge, kitchen, 2 bedrooms and bathroom. The property also benefits from gas central heating and double glazing and is offered for sale with no upward chain.

🛏️ 2 🚿 1 🛋️ 1

Asking Price £209,995





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

Intercom telephone, cupboard with slatted shelving, Honeywell control for heating system.

LOUNGE

With 2 double glazed windows, 2 radiators.

KITCHEN

With single sink unit and drainer, fitted with a range of matching units and complementary work surfaces including base units, wall mounted units and drawers, integral fridge/freezer, oven, hob and extractor hood, integral washing machine, cupboard with gas fired central heating boiler, radiator.

BEDROOM 1

With double glazed window, radiator.

BEDROOM 2

(L shaped). With radiator, built-in wardrobe, double glazed window.

BATHROOM

With suite comprising low level WC, hand basin, panelled bath with shower over, radiator.

MATERIAL INFORMATION

Tenure - Leasehold

Length of lease - original 999 year lease, which commenced in 2006

Annual ground rent amount - £100 pa

Ground rent review period - every 25 years

Annual service charge amount - £600 pa

Service charge review period - tbc

Council tax band - A

VIEWING

Strictly by appointment with the Agents.



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



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	81
(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	

Asking Price £209,995

Tenure - Leasehold

Council Tax Band - A

Local Authority - East Cambs District Council

25 Market Place, Ely, CB7 4NP | 01353 654900 | cheffins.co.uk



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.