



Bluebell Walk, Soham, CB7 5YX

**CHEFFINS**



## Bluebell Walk

Soham,  
CB7 5YX

- Ground Floor Apartment
- Lounge & Improved Kitchen
- 2 Bedrooms & Wet Room
- Garden & Parking
- Over 55's Only
- No Upward Chain

A well-presented ground floor apartment being offered for sale with the advantage of no upward chain and to the over 55's only. Accommodation comprises entrance hall, 2 bedrooms, wet room, lounge and improved kitchen, together with front garden and allocated parking.



## Offers In Excess Of £100,000





## LOCATION

Soham is situated almost equidistant between Ely and Newmarket (6 miles) and is approximately 15 miles from Cambridge. The A.14 trunk road is available at Newmarket and this in turn leads into the M.11 and the main motorway system. Soham railway station operates on the Ipswich to Peterborough line with options to travel to Ely (with its connections to Cambridge and London), March, Peterborough, Bury St Edmunds, Stowmarket and Ipswich. Soham has excellent primary and secondary schools and a good selection of shops, together with sporting and social facilities.



**ENTRANCE HALL**

With door to front aspect, electric heater, cupboard housing hot water cylinder, large storage cupboard.

**LIVING ROOM**

With double glazed window to front aspect, electric heater, room for table and chairs.

**KITCHEN**

With double glazed window to front aspect, fitted with a range of matching units including base units, wall mounted units and drawers with work surfaces over, inset 1 1/2 stainless steel sink unit and drainer, electric oven, hob with extractor hood above, space for freestanding fridge/freezer, plumbing for washing machine, tiled splashback.

**BEDROOM 1**

With built-in wardrobes, double glazed window to front aspect, electric heating.

**BEDROOM 2**

With double glazed window to front aspect, electric heating.

**WET ROOM**

With suite comprising low level WC, pedestal hand basin, shower, heated towel rail, electric fan heater, extractor fan.

**OUTSIDE**

To the front of the property there is a garden area and access to the front door via a purpose built wheelchair ramp and allocated parking to the front, as well as a useful outdoor storage cupboard housing the electric meters.

**MATERIAL INFORMATION**

Tenure - Leasehold

Length of lease - approximately 65 years remaining

Annual ground rent amount - £50.14

Ground rent review period - annually

Annual service charge amount - £115.19 per month

Service charge review period - tbc

Council tax band - A

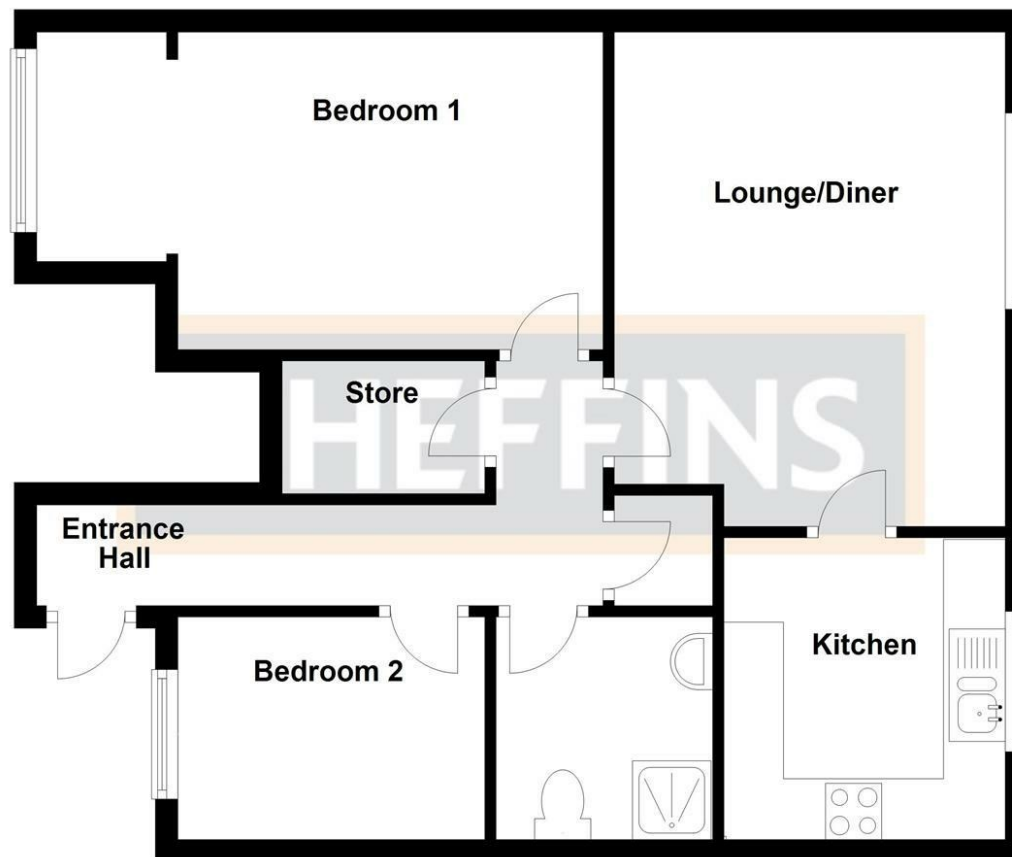
**VIEWING ARRANGEMENTS**

Strictly by appointment with the Agents.



## Ground Floor

Approx. 55.3 sq. metres (595.0 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	77
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
66	
England & Wales	EU Directive 2002/91/EC

Offers In Excess Of £100,000

Tenure - Leasehold

Council Tax Band - A

Local Authority - East Cambs District Council

Total area: approx. 55.3 sq. metres (595.0 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.