



Turner Drive, Ely, CB7 4LH



## Turner Drive

Ely,  
CB7 4LH

A well appointed first floor apartment situated within a pleasant plot position and being an ideal first time purchase or investment opportunity.

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### 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.



## Offers In Excess Of £170,000





## COMMUNAL ENTRANCE HALL

With door to front aspect, stairs to first floor.

## APARTMENT ENTRANCE HALL

With door to front aspect.

## LOUNGE

With 2 double glazed windows to front aspect, electric radiator.

## KITCHEN

With single sink unit and drainer, fitted with a range of matching units including base units, wall mounted units and drawers, fitted electric oven and hob, space for freestanding fridge/freezer, double glazed window to rear aspect.

## BEDROOM 1

With double glazed window to front aspect, electric radiator.

## BEDROOM 2

With double glazed window to rear aspect, electric radiator, built-in storage cupboard.

## BATHROOM

With panel bath with shower, low level WC, wash hand basin, electric radiator, double glazed window to rear aspect.

## OUTSIDE

The property benefits from allocated parking.

## AGENT NOTES

Tenure - leasehold  
 Length of Lease - original 155 year lease which commenced in January 2006. Approximately 137 years remaining  
 Annual Ground Rent - £201.66  
 Annual Service Charge - £2612.86  
 Service Charge Review Period - tbc  
 Council Tax Band - A  
 Property Type - first floor apartment  
 Property Construction - standard  
 Number & Types of Room - Please refer to the floorplan  
 Square Footage - 602 according to the EPC  
 Parking - allocated parking

## Utilities / Services

Electric Supply - mains  
 Gas Supply - none  
 Water Supply - mains  
 Sewerage - mains  
 Heating sources - electric radiators  
 Broadband Connected - yes  
 Broadband Type - full fibre to the cabinet  
 Mobile Signal/Coverage - "voice" and "data" are both indicated as good for 4 out of the 4 main providers checked according to Ofcom.org

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	86
(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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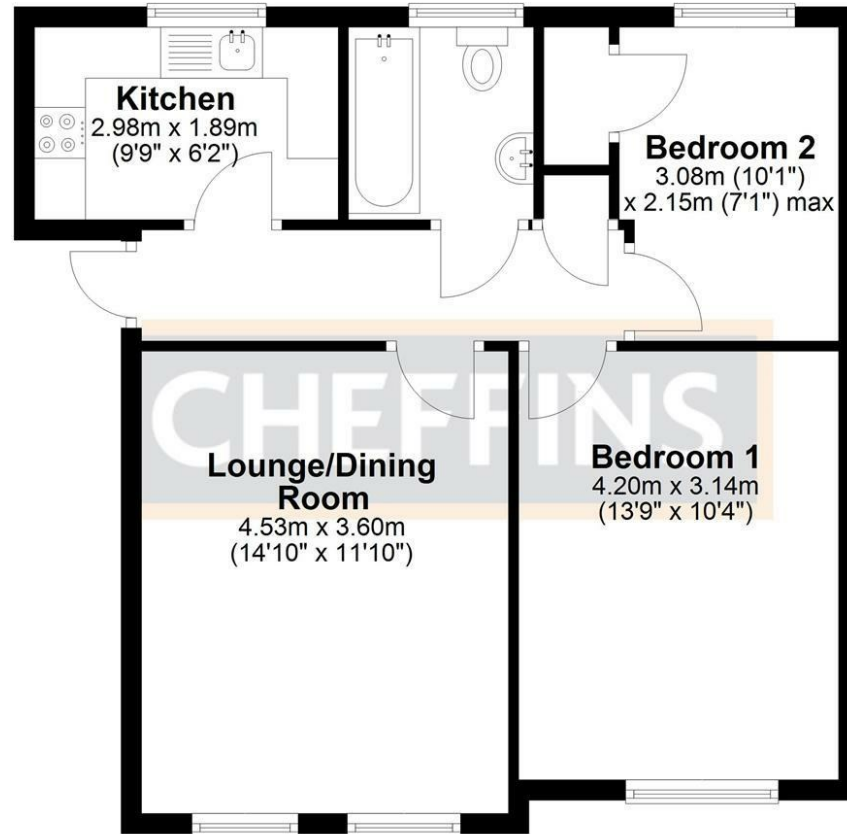
Tenure - Leasehold

Council Tax Band - A

Local Authority - East Cambs District Council

## First Floor

Approx. 53.7 sq. metres (577.6 sq. feet)



Total area: approx. 53.7 sq. metres (577.6 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.