



Missin Gate, Ely, CB7 4FW

CHEFFINS

Missin Gate

Broad Street, Ely,
CB7 4FW

A well appointed 2 bedroom second floor apartment situated within a central city location within walking distance of amenities and trainline and benefitting from being offered for sale with no upward chain.

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.

 2  1  1

Guide Price £250,000





ENTRANCE HALL

With door to communal hallway, built-in storage cupboard.

OPEN PLAN KITCHEN / LOUNGE

With sink unit and drainer, fitted with a range of matching units including base units, wall mounted units and drawers, integral fridge/freezer, cupboard housing gas fired boiler, windows to rear and side aspects.

BEDROOM 1

With fitted wardrobe and window to front aspect.

BEDROOM 2

With window to front aspect.

BATHROOM

With panel bath with shower, low level WC, wash hand basin.

OUTSIDE

The property benefits from allocated parking.

AGENT NOTES

Tenure - leasehold
 Length of Lease - original 125 year lease which commenced 1st January 2007
 Annual Ground Rent - n/a
 Annual Service Charge - £1,200.49
 Service Charge Review Period - tbc
 Council Tax Band - A
 Property Type - first floor apartment
 Property Construction - brick and concrete
 Number & Types of Room - Please refer to the floorplan
 Square Footage - 552 according to the floorplan
 Parking - allocated parking
 Utilities / Services

Electric Supply - mains
 Gas Supply - mains
 Water Supply - mains
 Sewerage - mains

Heating sources - gas under floor heating
 Broadband Connected - unknown
 Broadband Type - according to Ofcom.org.uk, standard and superfast are indicated to be available in the area with superfast having a maximum download speed of 80Mbps
 Mobile Signal/Coverage - according to Ofcom.org.uk 'voice' indoor is indicated to be limited for 4 out of the 4 main providers checked and outdoor 'voice' is indicated to be limited for 3 out of the 4 main providers checked. Outdoor coverage is indicated to be likely for 4 out of the 4 main providers checked for both 'voice' and 'data'.

Flood risk - according to Gov.uk there is a risk of surface water flooding in the area of between 1% and 3.3% each year.

PLEASE NOTE

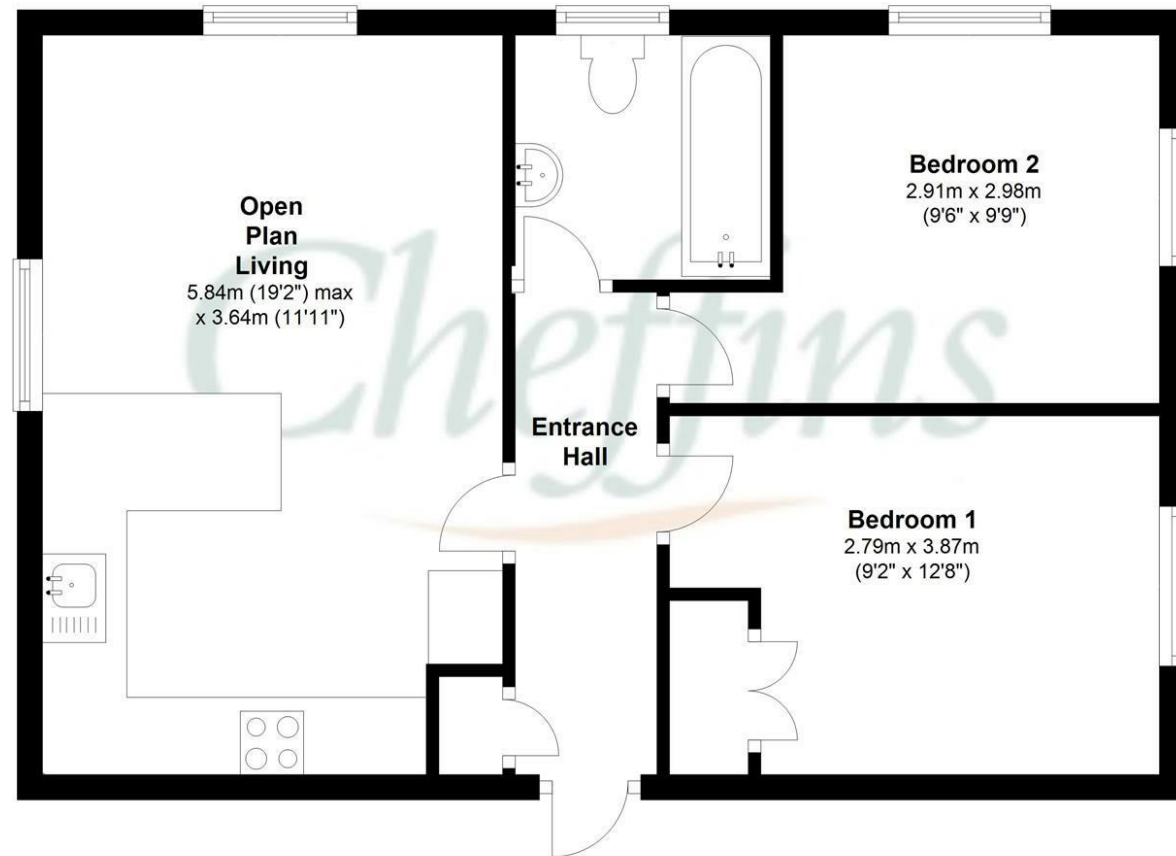
The photographs contained within these sales particulars are of number 10 Missin Gate (same style of property) and are included for guidance purposes only as to the layout of the property.

VIEWING

Strictly by appointment with the Agents

Second Floor

Approx. 51.4 sq. metres (552.8 sq. feet)



Total area: approx. 51.4 sq. metres (552.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	80
(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	

Guide Price £250,000

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.