



Missin Gate, Ely, CB7 4FW

CHEFFINS

Missin Gate

Broad Street, Ely,
CB7 4FW

A well appointed 2 bedroom ground 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.



Guide Price £250,000





ENTRANCE HALL

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

OPEN PLAN LOUNGE/KITCHEN

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 on the 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 - 534 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

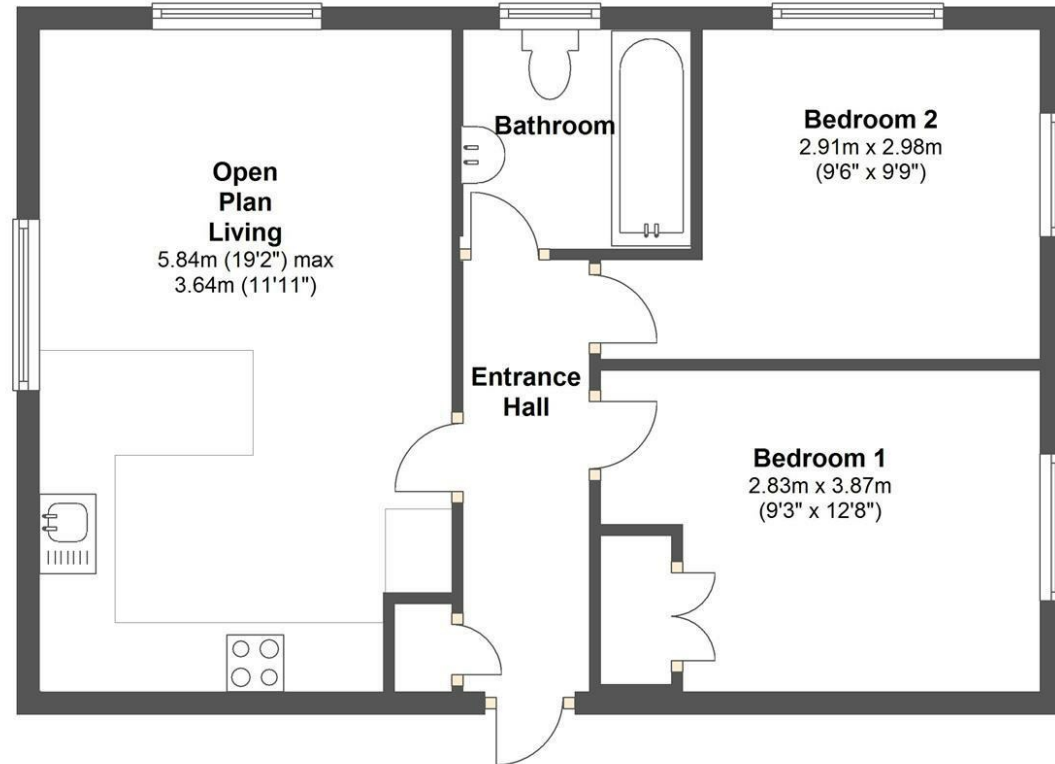
between 1% and 3.3% each year.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.

Ground Floor

Approx. 49.7 sq. metres (534.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		77	77
(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 Cambridgeshire District Council

Total area: approx. 49.7 sq. metres (534.6 sq. feet)

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.