



PRIVATE PARKING  
Residents Only

Ship Lane, Ely, CB7 4EZ

CHEFFINS

## Ship Lane

Ely,  
CB7 4EZ

A first floor apartment situated within a central city location, benefitting from being offered for sale with no upward chain. Accommodation comprises communal entrance hall, apartment entrance hall, lounge, kitchen, 2 bedrooms and bathroom, together with allocated parking. Viewing recommended.

### 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 £210,000**



**COMMUNAL ENTRANCE HALL**

With door to front aspect, stairs to first.

**APARTMENT ENTRANCE HALL**

With built-in storage cupboard.

**KITCHEN**

With window to front aspect, fitted with a range of matching units including base units, wall mounted units and drawers, sink unit and drainer, fitted electric oven, 4-ring hob with extractor hood above, plumbing for utilities, space for freestanding fridge/freezer.

**LOUNGE**

With window to front aspect, radiator.

**BEDROOM 1**

With window to rear aspect, radiator.

**BEDROOM 2**

With window to rear aspect, radiator.

**BATHROOM**

With panel bath with shower above, low level WC, pedestal hand basin, radiator, window.

**OUTSIDE**

The property benefits from allocated parking.

**AGENT NOTES**

Tenure - Leasehold

Length of Lease - 102 year lease

Annual Ground Rent - 15/6/24 seller informs us that the ground rent and service charges are combined.

Annual Service Charge - £1,834.54 payable to Sapphire Property Management

Service Charge Review Period - TBC

Council Tax Band - A

Property Type - first floor apartment

Property Construction - standard construction

Number & Types of Room - Please refer to the floorplan

Square Footage - 570 according to the EPC

Parking - allocated

Utilities / Services

Electric Supply - mains

Gas Supply - no

Water Supply - mains

Sewerage - mains

Heating sources - electric radiators

Broadband Connected - yes

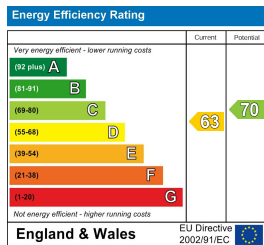
Broadband Type - according to Ofcom.org.uk both standard and superfast broadband are indicated to be available in the area with superfast having a maximum download speed of 119Mbps

Mobile Signal/Coverage - according to Ofcom.org.uk, 'voice' coverage is indicated to be limited for 4 out of the 4 main providers checked and 'data' is indicated to be limited for 2 out of the 4 main providers checked

Conservation Area - YES

**VIEWING ARRANGEMENTS**

Strictly by appointment with the Agents.



Guide Price £210,000

Tenure - Leasehold

Council Tax Band - A

Local Authority - East Cambs District Council



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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.