



Ship Lane, Ely, CB7 4BB

CHEFFINS

Ship Lane

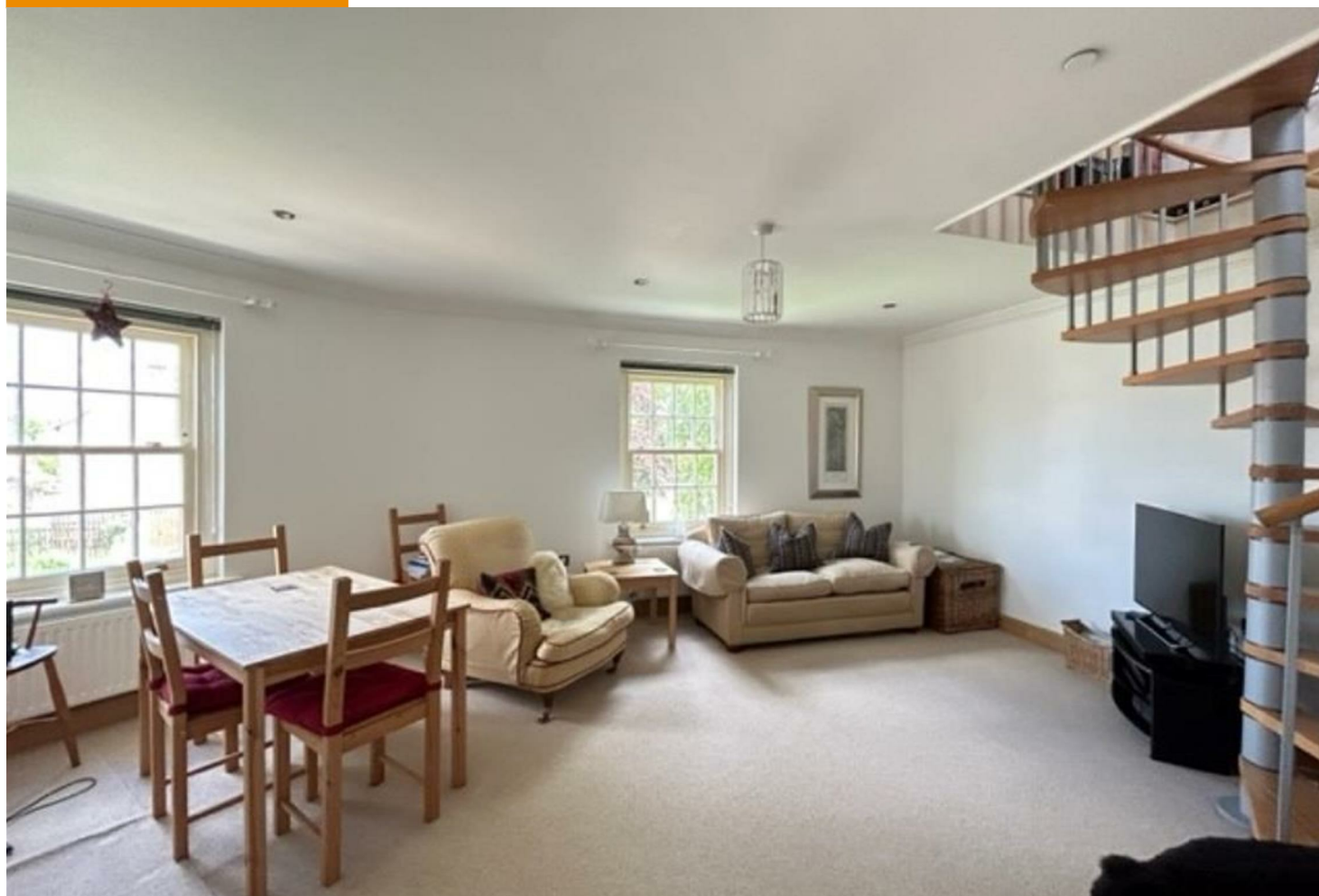
Ely,
CB7 4BB

- Immaculately Presented Townhouse Apartment
- Spacious Accommodation Over 3 Floors
- 3 Bedrooms (2 with Ensuites)
- Small Courtyard & Secure Gated Parking
- Attractive Views of The Maltings & River Great Ouse
- Leasehold / Council Tax Band A / EPC Rating C

An immaculately presented and highly individual townhouse apartment situated within a central city location with attractive riverside views overlooking The Maltings and River Great Ouse, benefitting from being offered for sale with no upward chain. Accommodation over 3 levels includes ground floor entrance hall, first floor kitchen, lounge, 2 bedrooms and ensuite bathroom, together with second floor bedroom with ensuite. Outside there is secure gated parking. Viewing recommended.

3 3 1

Guide Price £395,000





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.

GROUND FLOOR ENTRANCE HALL

With door to front aspect, stairs to first floor with under stairs storage cupboard, door to rear courtyard.

FIRST FLOOR

KITCHEN

An irregular shaped room. With inset sink unit and drainer, fitted with a range of matching units including base units, wall mounted units, base units and drawers, double electric oven, 5-ring hob with extractor hood above, integral fridge/freezer, plumbing for washing machine, 2 double glazed windows to rear aspect.

BEDROOM 2

An irregular shaped room. With 2 double glazed windows to front aspect, radiator.

ENSUITE

With suite comprising tiled shower cubicle, low level WC, pedestal hand basin, heated towel rail.

BEDROOM 3

With double glazed window to front aspect, radiator.

BATHROOM

An irregular shaped room. With suite comprising panel bath with shower attachment, low level WC, wash hand basin, double glazed window to rear aspect.

LOUNGE

An irregular shaped room. With 2 double

glazed windows to front aspect having attractive riverside views, 2 radiators, spiral staircase leading to the second floor.

SECOND FLOOR

BEDROOM 1

An irregular shaped room. With double glazed window to front having attractive riverside views, velux window

ENSUITE

With suite comprising shower cubicle, low level WC, pedestal hand basin, velux window.

OUTSIDE

The property is conveniently situated fronting onto The Maltings and green area.

There is a small courtyard to rear housing bins for the property. A gate provides access to the secure gated parking.

AGENT NOTES

Tenure - leasehold

Length of Lease - original 999 year lease from 1st January 2007, approximately 982 years remaining

Annual Ground Rent - n/a

Annual Service Charge - £525.00 per annum

Service Charge Review Period - tbc

Council Tax Band - A

Property Type - townhouse apartment

Property Construction - standard construction

Number & Types of Room - Please refer to

the floorplan

Square Footage - 1307 taken from the floorplan

Parking - gated parking (1 space)

Utilities / Services

Electric Supply - mains

Gas Supply - mains

Water Supply - mains

Sewerage - mains

Heating sources - gas boiler to radiators

Broadband Connected - yes

Broadband Type - FTTP - currently 660Mbps download speed, 60 Mbps upload speed

Mobile Signal/Coverage - according to Ofcom.org.uk, 'voice' is indicated to be limited for 3 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

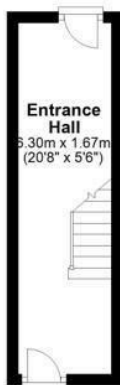
VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.

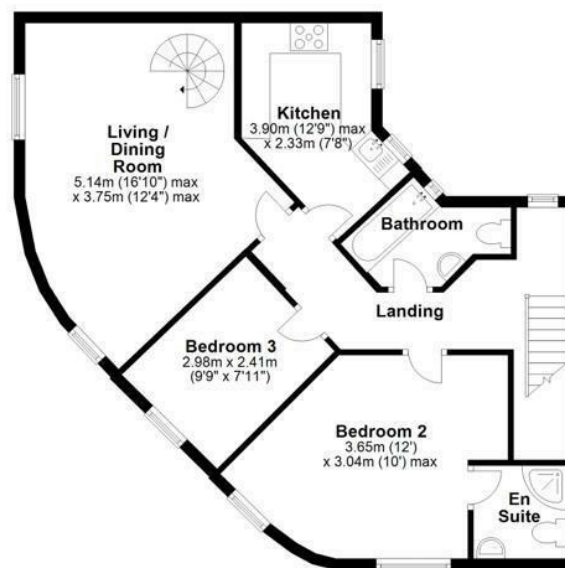




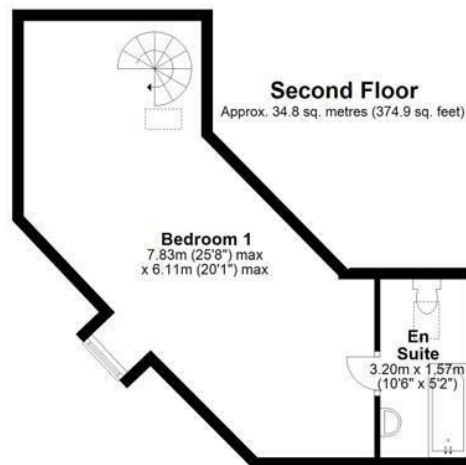
Ground Floor
Approx. 10.5 sq. metres (113.2 sq. feet)



First Floor
Approx. 76.1 sq. metres (819.1 sq. feet)



Second Floor
Approx. 34.8 sq. metres (374.9 sq. feet)



Total area: approx. 121.4 sq. metres (1307.2 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(62 plus) A			
(51-61) B		77	78
(39-50) C			
(29-38) D			
(19-28) E			
(9-18) F			
(1-8) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Guide Price £395,000

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.