



Abbots Way, Ely, CB6 3AJ



Abbots Way

Ely,
CB6 3AJ

- First Floor Apartment
- Immaculately Presented
- Recently Updated
- 1 Bedroom
- Purpose Built Brick Store & Garage
- No Upward Chain
- Leasehold / Council Tax Band A / EPC Rating D

An immaculately presented and recently updated throughout, this 1 bedroom first floor apartment benefits from being offered for sale with no upward chain. Viewing is recommended.



Guide Price £150,000





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.

ENTRANCE HALL

With door to front aspect, loft access.

KITCHEN

With single sink unit and drainer, fitted with base units, space for freestanding cooker, plumbing for utilities, double glazed window, built-in storage cupboard.

LOUNGE

Dual aspect with double glazed French doors to balcony, double glazed window to front, radiator.

BEDROOM 1

With double glazed window, built-in storage cupboard, radiator.

BATHROOM

With panel bath with shower above, low level WC, wash hand basin, double glazed window.

OUTSIDE

The property benefits from a purpose built brick store and single garage providing off road vehicular parking.

AGENT NOTES

Tenure - leasehold

Length of Lease - original 125 year lease which commenced in 1997 (approximately 98 years remaining)

Annual Ground Rent - £9.96

Annual Service Charge - £989.88

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 - 512 according to the floorplan

Parking - single garage

Utilities / Services

Electric Supply - mains

Gas Supply - mains

Water Supply - mains

Sewerage - mains

Heating sources - gas boiler

Broadband Connected - yes - FTTP

Broadband Type - according to Ofcom.org.uk, standard, superfast and ultrafast are available in the area with ultrafast having a maximum download speed of 1000Mbps

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

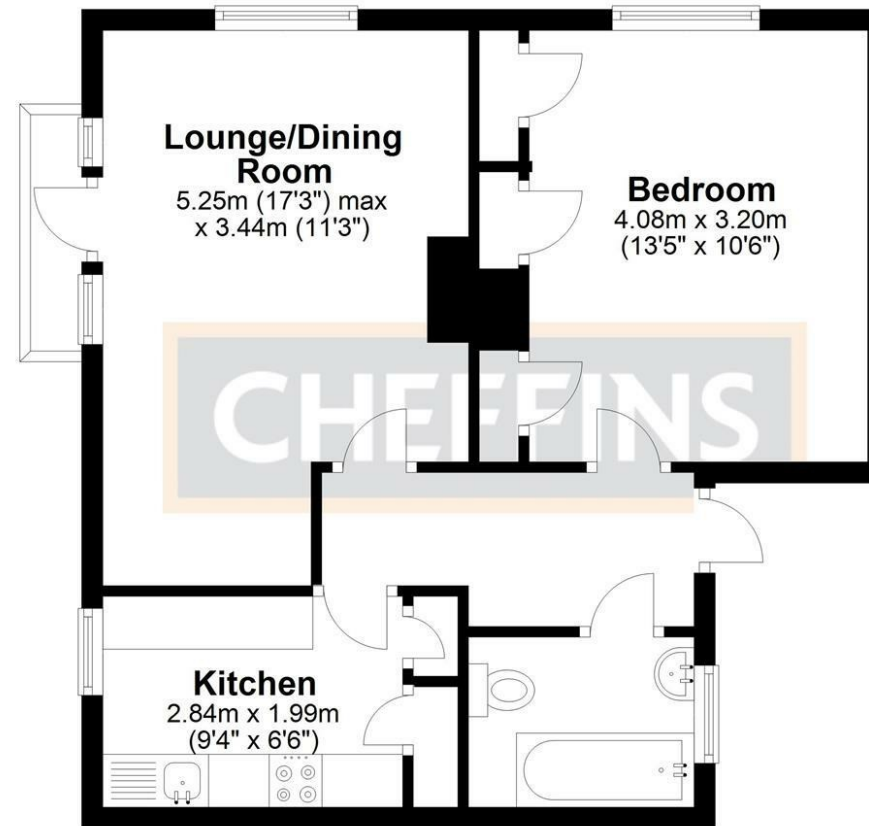
VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



First Floor

Approx. 47.6 sq. metres (512.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	65	74
(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 £150,000

Tenure - Leasehold

Council Tax Band - A

Local Authority - East Cambs District Council

Total area: approx. 47.6 sq. metres (512.7 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.