



St. Marys Street, Ely, CB7 4HF

CHEFFINS

St. Marys Street

Ely,
CB7 4HF

- Ground Floor Apartment
- Immaculately Presented
- 3 Bedrooms (1 Ensuite)
- 1 Parking Space to Rear
- Central City Location
- No Upward Chain
- Leasehold / Council Tax Band B / EPC Rating C

An immaculately presented ground floor apartment, situated within a central city location and benefitting from being offered for sale with no upward chain. Viewing is recommended.

3 2 1

Guide Price £425,000





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 and rear access.

LOUNGE

With double glazed window to front aspect.

BEDROOM 3

With double glazed window to front aspect.

BEDROOM 2

With double glazed window to side aspect. Door through to:

JACK & JILL BATHROOM

With suite comprising panel bath with shower above, heated towel rail, low level WC, wash hand basin.

BEDROOM 1

With double glazed window to side aspect.

ENSUITE

With double size shower cubicle, low level WC, wash hand basin, heated towel rail, double glazed window.

KITCHEN / BREAKFAST ROOM

With work surfaces, fitted with a range of matching units including base units, wall mounted units and drawers, Neff appliances including fridge/freezer, oven, 4-ring hob with extractor hood above, dishwasher, washer/dryer, double glazed window.

OUTSIDE

To the front of the property you will find an enclosed

garden with low level brick wall and wrought iron railings. To the rear you will find 1 allocated parking space.

AGENT NOTES

Tenure - leasehold

Length of Lease - original 1000 year lease which commenced in April 2016 (approximately 992 years remaining)

Annual Ground Rent - £60.00

Ground Rent Review Period - tbc

Annual Service Charge - £1242 (including the ground rent)

Service Charge Review Period - tbc

Council Tax Band - B

Property Type - ground floor apartment

Property Construction - standard construction

Number & Types of Room - Please refer to the floorplan

Square Footage - 1025 according to the floor plan

Parking - 1 parking space

Utilities / Services

Electric Supply - mains

Gas Supply - mains

Water Supply - mains

Sewerage - mains

Heating sources - gas boiler

Broadband Connected - no

Broadband Type - according to Ofcom.org.uk,

standard, superfast and ultrafast broadband are available in the area with ultrafast having a maximum download speed of 1000Mbps
Mobile Signal/Coverage - according to Ofcom.org.uk 'voice' is indicated to be likely for 4 out of the 4 main providers checked and 'data' is indicated to be likely for 2 out of the 4 main providers checked

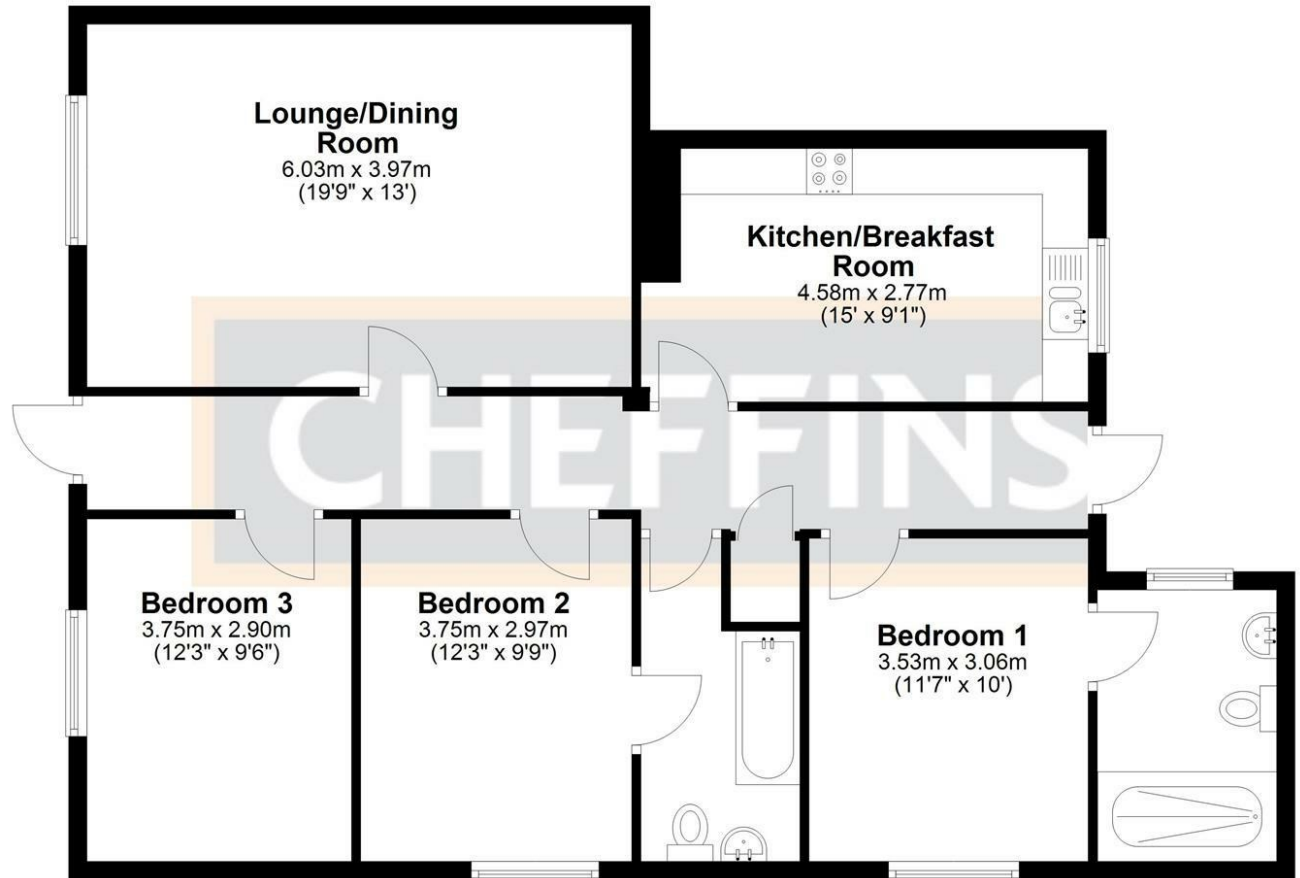
Conservation Area - yes

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



Ground Floor
Approx. 95.3 sq. metres (1025.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	72
(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 £425,000

Tenure - Leasehold

Council Tax Band - B

Local Authority - East Cambs District Council

Total area: approx. 95.3 sq. metres (1025.5 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.