



Kings Avenue, Ely, CB7 4QW



Kings Avenue

Ely,
CB7 4QW



Guide Price £225,000

- Coach House Apartment
- Generous Accommodation
- 'L' Shaped Lounge / Dining / Kitchen
- 2 Double Bedrooms
- Single Garage & Further Parking Space
- No Upward Chain
- Leasehold / Council Tax Band B / EPC Rating

Cheffins are delighted to offer to the market this deceptively spacious coach house home, located in the popular city of Ely.

The property offers generous accommodation from an entrance hall leading up to the first floor, an open plan lounge, dining and kitchen in an L shape, providing spacious entertaining space. There are also 2 generous double bedrooms and a bathroom.

Outside, there is a single garage and off road parking for 1 car in front. The property is offered for sale with NO FORWARD CHAIN and available to view now!





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 stairs to first floor landing.

FIRST FLOOR LANDING

With window to rear aspect overlooking the parking area, radiator.

LOUNGE / DINING / KITCHEN

Lounge area with window to front, radiator.

Dining area with window to front, radiator.

Kitchen area with window to the rear overlooking the parking area, fitted with a range of base and wall units, cupboards and drawers with work surfaces over, plumbing for washing machine, integral oven, 4-ring gas hob, stainless steel sink unit with mixer tap.

BATHROOM

Fitted with a 3-piece suite comprising, low level WC, vanity wash hand basin, panelled bath with shower over, radiator, extractor fan, window to the rear aspect.

BEDROOM 2

With window to front aspect, radiator.

BEDROOM 1

A dual aspect room with windows to front and rear aspects, radiator, freestanding wardrobes.

OUTSIDE

There is an off road parking space to the front of the garage. The garage has an up and over door, power and light connected. We understand it may be possible to create an access from the garage directly into the ground floor entrance hall.

AGENTS NOTE

For more information on this property please refer to the Material Information Brochure on our website.

TENURE

Leasehold. We understand the original lease was for 125 years which commenced in January 2002. Ground rent £181.94 per annum. Service charge £227.64 per annum.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	71
(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	

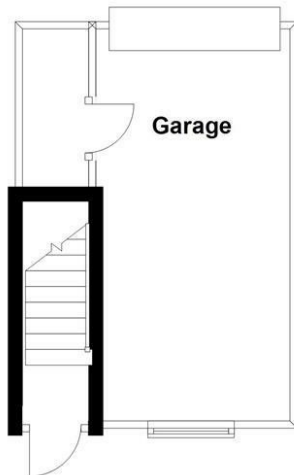
Guide Price £225,000

Tenure - Leasehold

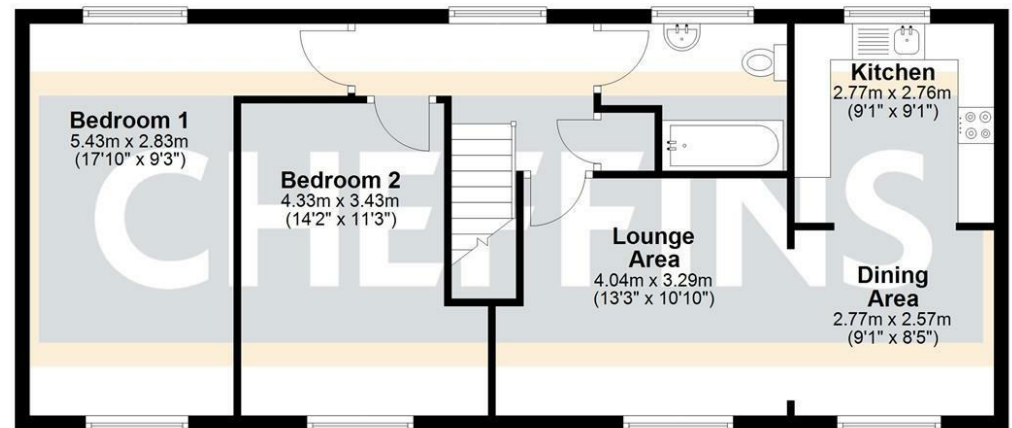
Council Tax Band - B

Local Authority - East Cambs District Council

Ground Floor
Approx. 2.8 sq. metres (30.0 sq. feet)



First Floor
Approx. 72.6 sq. metres (781.2 sq. feet)



Total area: approx. 75.4 sq. metres (811.3 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.