



The Vineyards, Ely, CB7 4QG

CHEFFINS

The Vineyards

Ely,
CB7 4QG

- 1st Floor Maisonette
- Central City Location
- 2 Bedrooms
- Gas Central Heating & Double Glazing
- Covered Allocated Parking
- Leasehold / Council Tax Band A / EPC Rating C

Located within the City Centre of Ely just off Market Place, this 1st floor Maisonette apartment comprises; Entrance hall, a modern kitchen leading through to a living/dining room, there are 2 bedrooms and a 3-piece bathroom completing the accommodation. Outside there is a covered allocated parking space.

The property is offered for sale with NO FORWARD CHAIN, has the benefit of gas central heating, double glazing and is superbly located for all city centre amenities, the river and railway station.



Guide Price £250,000





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, airing cupboard housing the boiler, radiator.

BATHROOM

With 3-piece suite comprising low level WC, floating hand wash basin and panelled bath with shower over, window to side aspect, radiator.

BEDROOM 1

With window to side aspect, radiator.

BEDROOM 2

With window to side aspect, radiator.

KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, single integral oven with 4-ring gas hob and extractor hood over, stainless steel sink unit with mixer tap, integral fridge/freezer and washing machine, window to side aspect, radiator.

LOUNGE / DINING ROOM

A dual aspect room with windows to both sides, 2 radiators.

OUTSIDE

There is a covered allocated parking space.

TENURE

Leasehold. We understand the original 999 year lease commenced in January 2006. Ground rent payable £100.00 per annum approximately. Service charge payable £700.00 per annum approximately.

AGENTS NOTES

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

We understand Freeholder is in liquidation. It is the responsibility of buyers requiring a mortgage to check the availability of mortgage funds with their mortgage broker and to check with their legal representative if there are any implications arising from this.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





First Floor

Approx. 51.6 sq. metres (555.5 sq. feet)



Total area: approx. 51.6 sq. metres (555.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(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 £250,000

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.