



The Old Tannery West, Ely, CB7 4HG

CHEFFINS

The Old Tannery West

38 Forehill, Ely,
CB7 4HG

2 2 1

Guide Price £375,000

- Ground Floor Apartment
- Central Location Convenient for the Railway Station
- FORWARD CHAIN COMPLETE
- Spacious Open Plan Kitchen/Dining/Living Area
- 2 Double Bedrooms
- Master Bedroom with Steps Down to Spacious & Contemporary Ensuite
- Parking Space
- Leasehold / Council Tax Band A / EPC Rating D

A spacious and superbly well appointed ground floor apartment located within the heart of Ely close to the city centre and river and within easy reach of the railway station. The apartment forms part of a conversion of the original building which took place between 2020 and 2022 and comprises entrance hall, superb open plan kitchen/dining/living room, bathroom and 2 double bedrooms with the master having steps down to a luxurious and spacious ensuite. There is the added benefit of an allocated parking space and when converted, the property was finished to a high specification. THIS PROPERTY BENEFITS FROM A COMPLETE FORWARD CHAIN! An internal viewing is highly recommended.





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.

COMMUNAL HALLWAY

Leading to the apartment.

ENTRANCE HALL

With radiator.

KITCHEN/DINING/LIVING AREA

With kitchen comprising a range of contemporary wall and base level storage units, work surfaces and drawers, stainless steel sink unit and drainer, integrated electric oven, hob and extractor hood, fridge/freezer, dishwasher and washing machine, large double glazed window to front aspect, television point, 2 electric radiators.

BEDROOM 1

With 2 double glazed windows to rear aspect with 1 having an attractive view towards the Cathedral, deep storage cupboard with the hot water cylinder, electric radiator.

ENSUITE

With steps down from the bedroom leading into a contemporary ensuite comprising low level WC, wall mounted vanity unit with wash basin, panelled bath, double size shower cubicle, under floor heating, double glazed window, heated towel rail,

BEDROOM 2

With 2 double glazed windows to rear aspect, electric radiator.

BATHROOM

With vanity unit with wash basin, built-in WC, panelled bath with shower above, heated towel rail.

OUTSIDE

To the rear of the building there is the residents parking area with the apartment having 1 allocated space. There are also bin and bike storage facilities.

TENURE

Leasehold. We understand there is a combined ground rent and service charge which for 2025 is approximately £2,400 which is paid in 2 instalments. We understand the original 999 year lease commenced on the 1st January 2021.

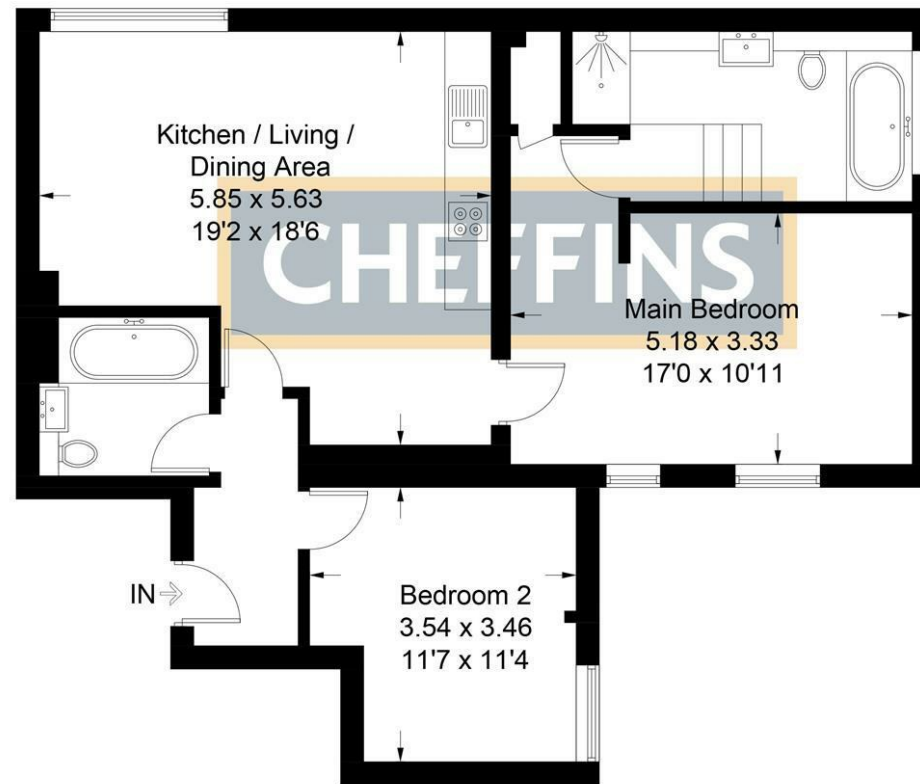
VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Approximate Gross Internal Area
80.0 sq m / 861 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(62 plus) A		
(51-61) B		
(39-50) C		
(31-38) D	61	61
(22-30) E		
(15-21) F		
(8-14) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £375,000

Tenure - Leasehold

Council Tax Band - A

Local Authority - East Cambs District Council

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code Measuring Practice and should be used such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by IT Home Inspectors and no guarantee as to their operating ability or their efficiency can be given. (ID1172389)

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

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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.