



Eden Square, Ely, CB7 4AB

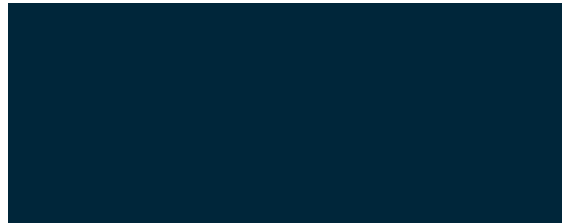
**CHEFFINS**

## Eden Square

Ely,  
CB7 4AB

 4  3  1

**Guide Price £679,950**



A development of just 13 contemporary homes in the centre of Ely. Plot 1 is a 4 bedroom, 3-storey end of terrace with stunning Cathedral views.

Finished to an excellent specification the property comprises on the ground floor, entrance hall, double bedroom, shower room and superb kitchen/dining/family room. On the first floor there are two bedrooms, bathroom and a lounge with superb views of the Cathedral, whilst on the second floor there is the master bedroom with ensuite and balcony. There is a garden to the rear and two parking spaces.







## 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.

### THE DEVELOPER

Established by East Cambridgeshire District Council in 2016, Palace Green Homes are helping to address the shortage of new housing across the district. They pride themselves on delivering design-led developments and high-quality homes of all tenures.

Palace Green Homes reinvest any profits they make back into the Council, helping to fund new infrastructure projects and support local services that benefit residents and businesses in the district.

### ESTATE MANAGEMENT

There are managed areas on the site which will be managed by ECTC t/a PGH until the final plot is sold ( completed ) and the development has completed. Once completed, the managed areas will be transferred to the management company, known as Eden Square Residents Management Company Limited, the information will be provided in the legal pack.

Each dwelling owner on the site will be required to become a member of the management company and may be requested to become a director and/or secretary as required. The service charge is currently set at £459

Per Annum, payable upon completion for the period 2024/25, the budget is available and further details will be provided in the contract pack. The service charge will be reviewed annually by the management company. The balance held will then be transferred from ECTC to the management company.

### AGENT NOTES

Each house has its own blue bin, to be kept in their bin store, near the entrance to the site will be a bin store, which will have a communal black bin and green bin for all residents.

An Intruder Alarm will be installed to all plots.

Please note the EPC graph provided in these particulars shows the predicted EPC rates

Tenure - freehold

Annual Service Charge - £459.00 payable upon completion for the period 2024/2025.

Service Charge Review Period - annually

Council Tax Band - not yet assessed

Property Type - end of terrace

Property Construction - brick and block

Number & Types of Room - Please

refer to the floorplan  
Square Footage - 1657  
Parking - 2 parking spaces

Utilities / Services

Electric Supply - mains

Gas Supply - none

Water Supply - mains

Sewerage - mains

Heating sources - Air source heat pump  
- Mitsubishi under floor heating to ground floor (except plots 8 & 9), radiators elsewhere.

Broadband Connected - yes

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

Mobile Signal/Coverage - according to Ofcom.org.uk, 'voice' is indicated to be limited for 4 out of the 4 main providers checked and 'data' is indicated to be limited for 3 out of the 4 main providers checked in the area.

Conservation area - yes

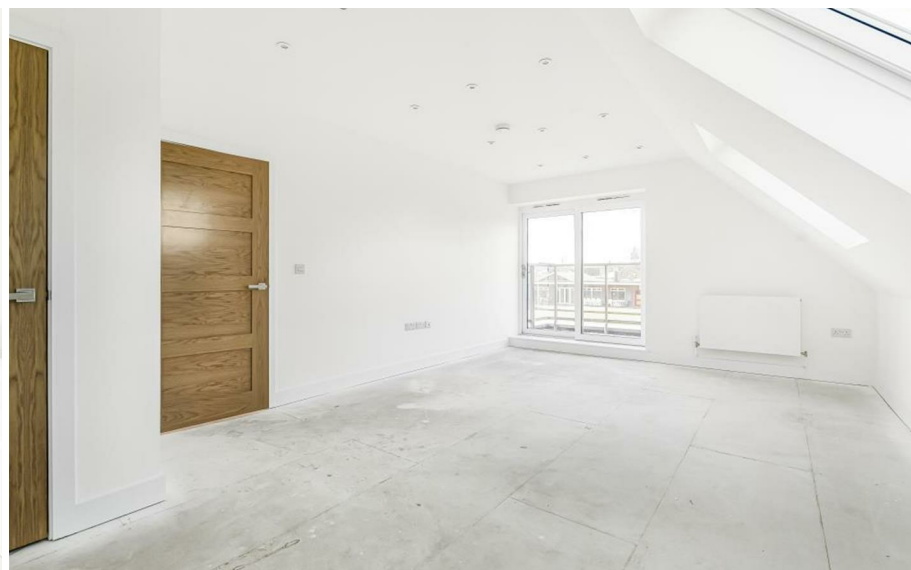
### WARRANTY


The property will benefit from a One Guarantee (10 year with 2 Year Defects Rectification Period).

### VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>86</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Guide Price £679,950

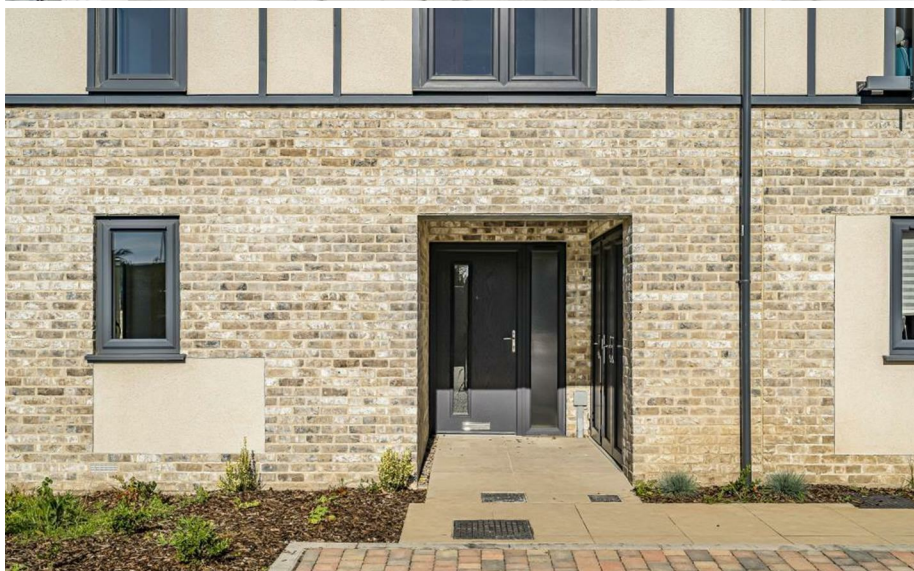
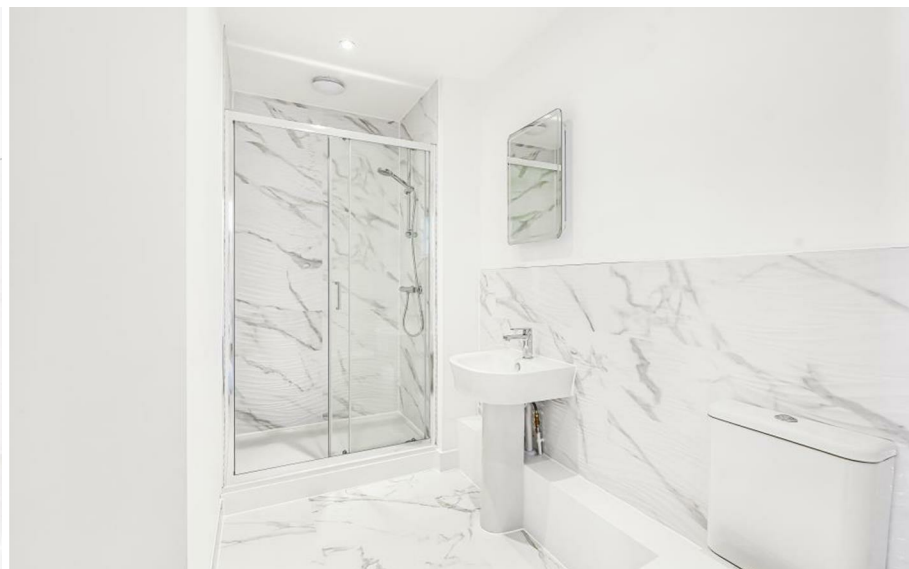
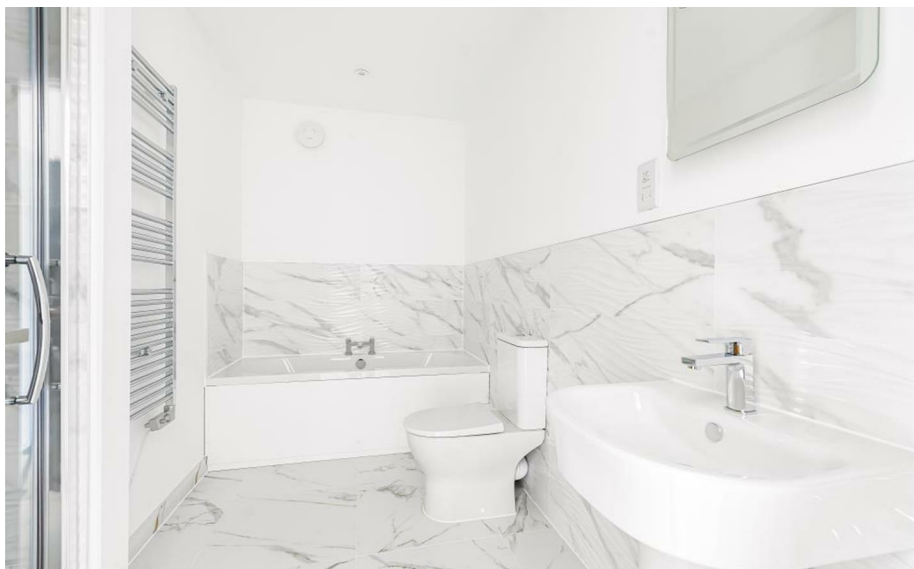
Tenure – Freehold

Council Tax Band – New Build

Local Authority – East Cambs District Council







## EDEN SQUARE NUMBER ONE



**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.

25 Market Place, Ely, CB7 4NP | 01353 654900 | [cheffins.co.uk](http://cheffins.co.uk)

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.

