



Dobede Way, Soham, CB7 5FN

CHEFFINS

Dobede Way

Soham,
CB7 5FN

- Modern Top Floor Apartment
- 2 Bedrooms
- Refitted Bathroom
- 2 Balconies
- Covered Off Road Parking
- No Upward Chain
- Leasehold / Council Tax Band A / EPC Rating B

Offering to the market this modern top floor 2 bedroom apartment located in the popular Town of Soham.

The property comprises of an entrance hall, open plan kitchen/lounge/dining room with Juliet balconies and views of Soham, together with 2 double bedrooms and re-fitted bathroom. Outside the property has the use of communal gardens and covered parking for 1 vehicle.

Viewing by appointment only.



Guide Price £180,000





LOCATION

Soham is situated almost equidistant between Ely and Newmarket (6 miles) and is approximately 15 miles from Cambridge. The A.14 trunk road is available at Newmarket and this in turn leads into the M.11 and the main motorway system. Soham railway station operates on the Ipswich to Peterborough line with options to travel to Ely (with its connections to Cambridge and London), March, Peterborough, Bury St Edmunds, Stowmarket and Ipswich. Soham has excellent primary and secondary schools and a good selection of shops, together with sporting and social facilities.

ENTRANCE HALL

With door to front, radiator, storage cupboard.

BEDROOM 1

With window to front aspect, radiator, built-in wardrobe,

BEDROOM 2

With window to front aspect, radiator.

BATHROOM

Fitted with a 3-piece suite comprising low level WC, vanity wash hand basin, 'L' shaped bath with shower over and shower screen, heated towel rail, extractor fan

OPEN PLAN LOUNGE / KITCHEN / DINING ROOM

Kitchen area fitted with a range of base and wall units, cupboards and drawers with work surfaces over, integral fridge/freezer and dishwasher, 1 1/2 bowl sink with mixer tap, integral double oven, 4-ring gas hob with extractor hood over, window to side aspect, spotlights.

The lounge/dining area has a Juliet balcony to the side and window to

front. There is a further door to the front to a second Juliet balcony, 2 radiators and electric wall hung fire.

OUTSIDE

The property has the use of communal gardens to the side and a car port providing 1 allocated car parking space.

TENURE

Leasehold. We understand the original 125 year lease on the property commenced on the 1st January 2008.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.

LEASE INFORMATION

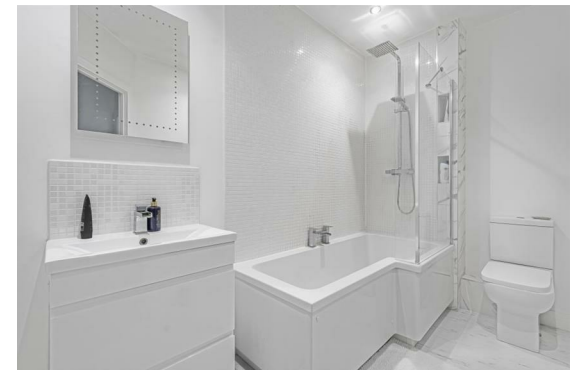
Tenure - Leasehold

Length of Lease - 125 Years from 1st January 2008

Remaining Lease - 108 Years

Annual Ground Rent - £150 Per Annum

Annual Service Charge - £1,900 Per Annum







Approximate Gross Internal Area = 53.8 sq m / 579.2 sq ft



Second Floor

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. (ID1199690)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(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 £180,000

Tenure - Leasehold

Council Tax Band - A

Local Authority - East Cambs District Council

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

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.

