



Allen Road, Ely, CB7 4GR

CHEFFINS

Allen Road

Ely,
CB7 4GR

- Coach House Apartment
- 2 Bedrooms
- Lounge / Dining Room
- Spacious Kitchen
- Garage & Parking

A spacious coach house apartment offered for sale with no upward chain and comprising entrance hall with stairs up to landing, lounge/dining room, kitchen, 2 bedrooms and bathroom, together with an open plan garden to front with a garage beneath the coach house, along with a parking space.

2 1 1

Guide Price £215,000





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 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, stairs to first floor, radiator.

FIRST FLOOR LANDING

With airing cupboard housing hot water cylinder, further built-in double cupboard, double glazed window to rear aspect, radiator

LOUNGE / DINING ROOM

With 2 double glazed windows to front aspect, electric fire with timber surround, television point, radiator. Archway to:

KITCHEN

With double glazed window to rear aspect, fitted with a range of matching wall and base level storage units, work surfaces and drawers, built-in electric oven, gas hob and extractor hood, stainless steel sink unit and drainer, space for fridge/freezer and plumbing for washing machine, radiator.

BEDROOM 1

With double glazed window to front aspect, radiator.

BEDROOM 2

With double glazed window to front aspect, built-in cupboard, radiator.

BATHROOM

With low level WC, vanity unit with wash basin, panelled bath with shower above, double glazed window to rear aspect, radiator.

OUTSIDE

To the front of the property there is an open plan lawned garden. At the rear there is an allocated parking space leading to a single garage which is located underneath the coach house.

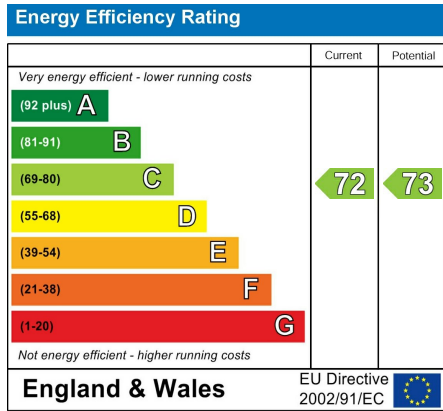
LEASEHOLD

We understand the original 150 year lease commenced on the 1st January 2006.

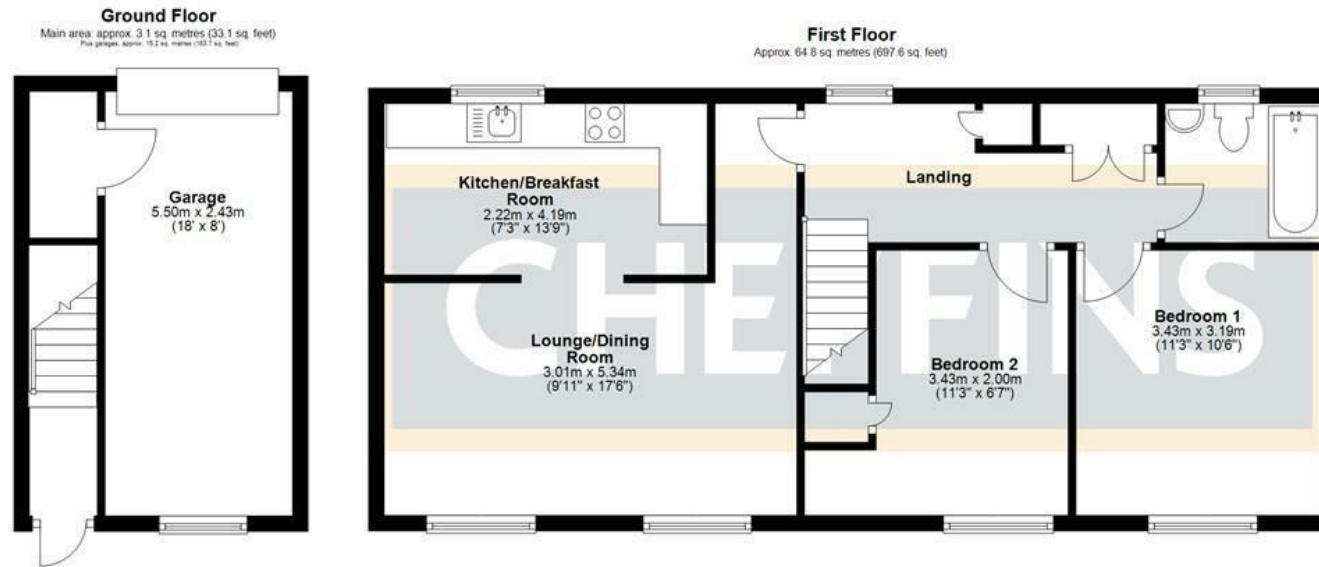
There is a ground rent of £201.66 per annum and a service charge of £554.26 per annum.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



Guide Price £215,000
 Tenure - Leasehold
 Council Tax Band - B
 Local Authority - East Cambridgeshire
 District Council



Main area: Approx. 67.9 sq. metres (730.7 sq. feet)
Plus garages: approx. 15.2 sq. metres (163.7 sq. feet)

For more information on this property please refer to the [Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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.

