



The Vineyards, Ely, CB7 4QG

CHEFFINS

The Vineyards

Ely,
CB7 4QG

- Central City Location
- Close to Amenities and Railway Station
- Located in a Block of Just 2 Flats
- 2 Bedrooms
- Open Plan Kitchen / Living Room
- Share Of Freehold/ Council Tax Band A / EPC Rating C

Cheffins offer to the market this well presented second floor apartment situated in a central location within the Popular City of Ely.

The property offers an entrance hall, 2 bedrooms a shower room and kitchen and lounge areas forming the main reception.

The property offers light and flexible space and is conveniently located for amenities, local shops, eateries, Waterside area and Ely's Mainline Railway Station,

To fully appreciate the property and its central location please contact us today to arrange an appointment.

2 1 1

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.

COMMUNAL HALLWAY

With stairs leading up to the apartment.

APARTMENT ENTRANCE HALL

With door to front, skylights to the side, storage cupboard.

OPEN PLAN KITCHEN / LIVING ROOM

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, integral single oven, 4-ring electric hob with extractor hood over, stainless steel sink with mixer tap, window to side, 2 windows to front, radiator, built-in storage cupboard.

BEDROOM 1

With window to side, built-in wardrobe, radiator,

BEDROOM 2 / STUDY

(Currently used as an office). With skylight to side, radiator.

SHOWER ROOM

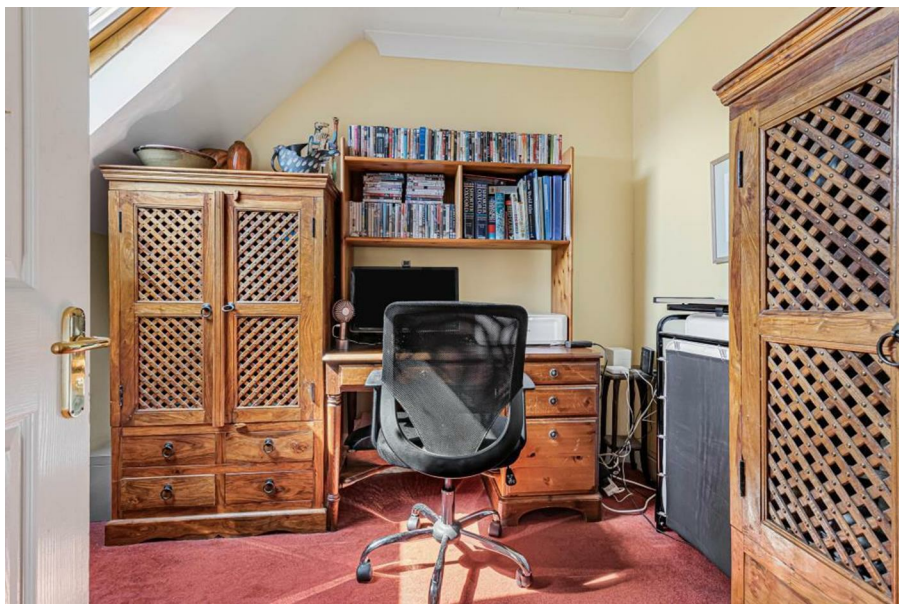
Fitted with a 3-piece suite comprising low level WC, wash hand basin, walk-in shower, radiator,

TENURE

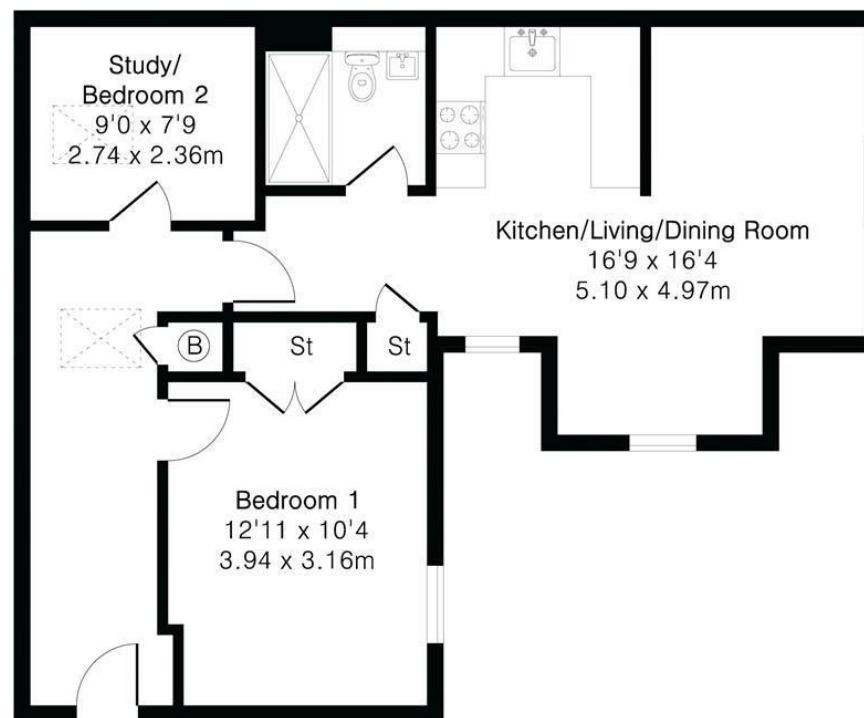
We understand that the freehold is owned by a resident management company, managed across the 16 apartments, and each apartment owns a share of the freehold.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



Approximate Gross Internal Area 680 sq ft - 63 sq m



Second Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(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 - Share of Freehold

Council Tax Band - A

Local Authority - East Cambs District Council



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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>.

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.



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