Apollo Chase, Ely, CB7 4FZ

CHEFFINS

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Ely,
CB7 4FZ

4 3 2

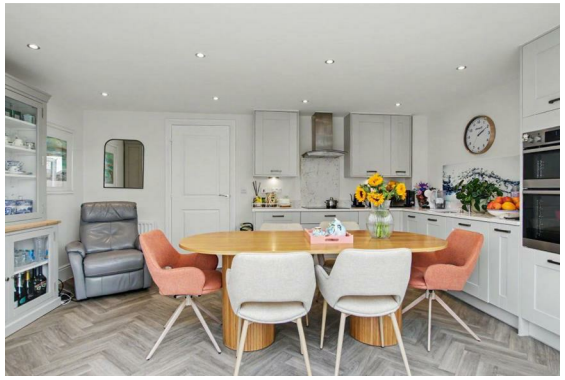
Guide Price £450,000

- Semi-Detached Townhouse
- 4 Bedrooms
- Converted Garage
- 2 Ensuite & Family Barthoom
- Freehold / Council Tax Band E / EPC Rating B

Cheffins are delighted to market this well-presented 4 bedroom townhouse with converted garage in a popular development in the City of Ely.

The property offers accommodation across 3 floors with kitchen / dining room, converted garage, cloakroom, living room to first floor with 4 bedrooms across the top two floors with bedroom 1 and 2 both benefitting with ensuites along with a further family bathroom completing the internal accommodation. Outside there is a driveway providing ample parking with the rear offering a fully enclosed rear garden, mainly laid to lawn with patio and gated access.

To appreciate all what's on offer, an early viewing is highly recommended to avoid disappointment.



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 HALLWAY
With door to front, stairs rising to first floor, radiator, storage cupboard housing the pressurised hot water tank, additional utility cupboard with plumbing for washing machine.

CLOAKROOM
Fitted with a two-piece suite comprising low level WC, pedestal wash hand basin, extractor fan, radiator.

KITCHEN / DINING ROOM
Fitted with a range of base and wall units, cupboards and drawers with marble work surfaces over, stainless steel sink with mixer tap over, four-ringed AEG induction hob with extractor fan over, integrated dishwasher, integrated oven and grill, integrated fridge/freezer, window to rear with French doors providing access to the garden

CONVERTED GARAGE
With door to understairs storage.

FIRST FLOOR LANDING
With window to side, stairs rising to second floor, radiator, fitted storage cupboard.

LIVING ROOM
With window to front and side, radiator, French doors leading to the balcony.

BEDROOM 1
With window to rear, radiator, fitted wardrobes with sliding doors. Door leading to...

SECOND FLOOR LANDING
With window to side, over stairs airing cupboard, radiator.

ENSUITE
Fitted with a three-piece suite comprising low level WC, wash hand basin, walk-in shower cubicle, extractor fan.

BEDROOM 2
With window to rear, radiator, fitted wardrobes. Door leading to...

ENSUITE
Fitted with a three-piece suite comprising low level WC, wash hand basin, walk-in shower cubicle, heated towel rail, opaque window to rear, extractor fan.

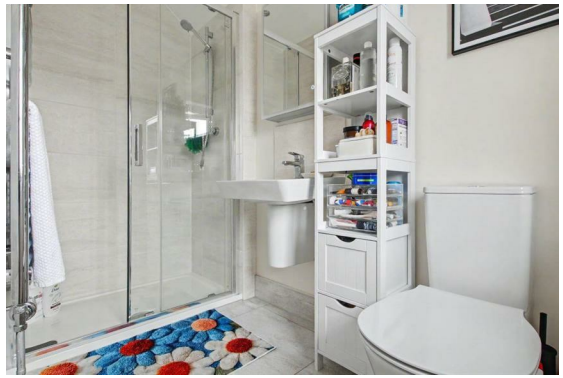
BEDROOM 3
With window to front, radiator.

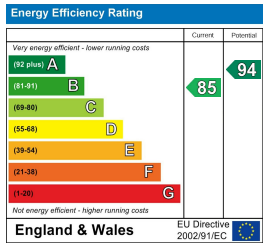
BEDROOM 4
With window to front, fitted wardrobes, radiator.

BARTHROOM
Fitted with a three-piece suite comprising low level WC, wash hand basin, side panelled bath with shower over, heated towel rail, extractor fan.

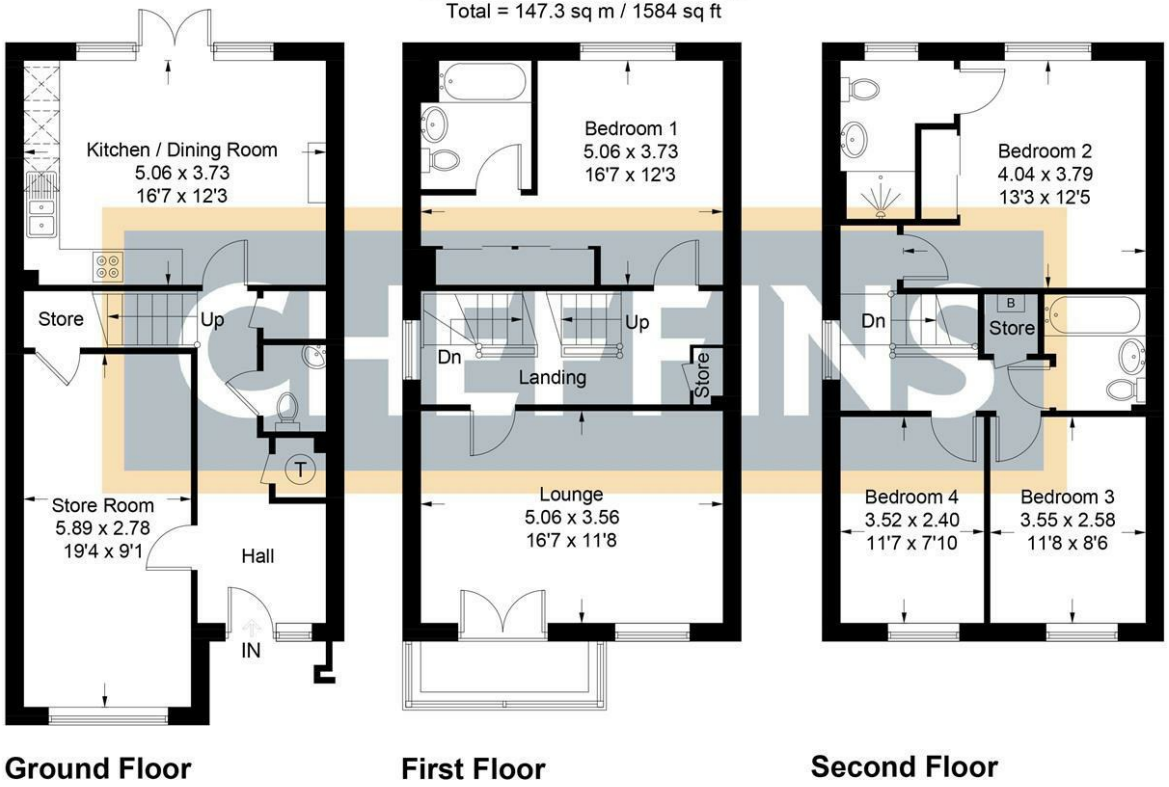
OUTSIDE
To the front is a driveway providing ample parking with EV charging point whilst the rear offers a fully enclosed, predominantly laid to lawn garden by fence panels and brick walls with patio area and herbaceous borders.

VIEWING ARRANGEMENTS
Strictly by appointment with the Agents.





Approximate Gross Internal Area
Ground Floor = 51.7 sq m / 556 sq ft
(Including Store)
First Floor = 47.7 sq m / 513 sq ft
Second Floor = 47.9 sq m / 515 sq ft
Total = 147.3 sq m / 1584 sq ft



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.(ID1334092)

Guide Price £450,000

Tenure - Freehold

Council Tax Band - E

Local Authority - East Cambs District Council

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.