



3 Tower Court Tower Road, Ely  
Ely

RICHARD  
BOOTH  
ESTATE AGENTS 

£165,000

## 3 Tower Court Tower Road

Ely

This superbly presented first floor apartment offers an exceptional opportunity for first-time buyers, professionals, or investors seeking a stylish and convenient city home.

The property has been comprehensively renovated throughout, featuring a beautifully refitted open plan kitchen and living area that creates a bright and welcoming space, ideal for relaxing or entertaining. The kitchen area is fitted with contemporary units, integrated appliances, and ample worktop space, seamlessly flowing into the living area. The apartment includes one well-proportioned double bedroom with fitted wardrobes, and a modern shower room. Additional benefits include oak flooring throughout, double glazing, gas central heating with a replacement boiler, and tasteful décor.

Outside there are extensive communal gardens and an allocated parking space.

The property is perfectly situated for easy access to the city centre and railway station, making commuting or enjoying the city's amenities straightforward and convenient.

This apartment represents a rare combination of stylish, modern living and attractive outdoor space, all within a highly sought-after and accessible location. Early viewing is highly recommended to fully appreciate all that this delightful property has to offer.



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Council Tax Band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- Superbly Presented First Floor Apartment
- Beautifully Refitted Open Plan Kitchen & Living Area
- One Double Bedroom
- Modern Shower Room
- Attractive Views
- Allocated Parking & Communal Gardens
- Convenient For City Centre & Railway Station
- Grade 2 Listed Building



### Entrance Hall

With fitted shelves, radiator.

### Kitchen/Living Area

A beautifully refitted and open plan combined kitchen and living room with kitchen area comprising a range of painted navy blue storage units, drawers and oak worksurfaces, sink unit and drainer, built in Bosch electric oven, hob, fridge and washing machine.

There is also a radiator, the cupboard housing the modern gas fired central heating boiler and a breakfast bar. The room has the advantage of dual aspect windows providing attractive views with one looking across a nearby field.

### Bedroom

A double bedroom with a range of fitted wardrobes, a window to side aspect and a radiator.

### Shower Room

With modern suite comprising double size shower cubicle, low level WC, wash basin and heated towel rail.

### Outside

Within Tower Court there are extensive lawned communal gardens.

There is one allocated parking space situated opposite the block.

### Agents Note

The flat is Leasehold with there being 97 years lease remaining (from 2026). The ground rent is £200 per annum and the service charge is £1,500 per annum.

The building is Grade 2 Listed.







Approximate Gross Internal Area = 33.1 sq m / 356 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. (ID1304774)



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