



Egremont Street, Ely, CB6 1AE

**CHEFFINS**



## Egremont Street

Ely,  
CB6 1AE

Ideally located in the heart of the City. Accommodation comprises communal utility area (boiler access only) plumbing for washing machine, space for tumble dryer, kitchen, living room, ground floor bathroom, two bedrooms and shared courtyard garden. Available: 07/09/2026. Deposit: £980. Holding deposit: £196. Council tax band: Currently A rated but being reviewed as the property has been extended since it was placed in this Council tax band. EPC: C

### 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.

 2  1  1

**£850 PCM**





## COMMUNAL UTILITY AREA

with plumbing for washing machine and space for tumble dryer.

## KITCHEN

with oven, hob, extractor and feature fireplace.

## LIVING ROOM

with feature fireplace and built in storage.



## BATHROOM

with shower over bath.

## BEDROOM

## BEDROOM

housing boiler.

## SHARED COURTYARD

## LETTING AGENTS NOTES

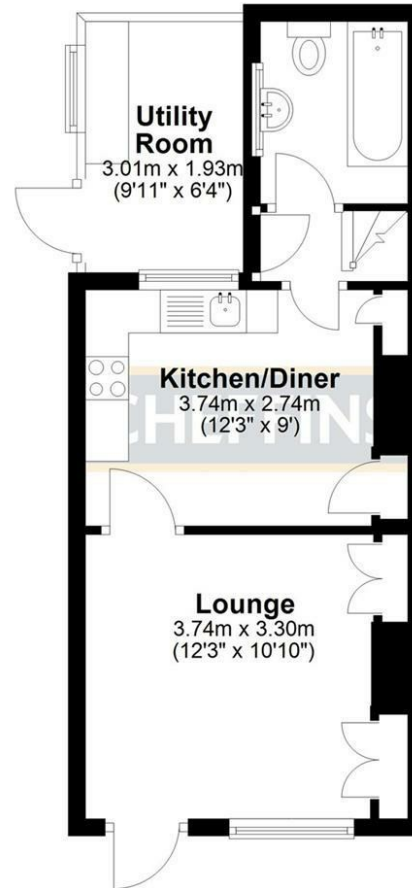
For more information on this property please refer to the Material Information brochure on our Website.





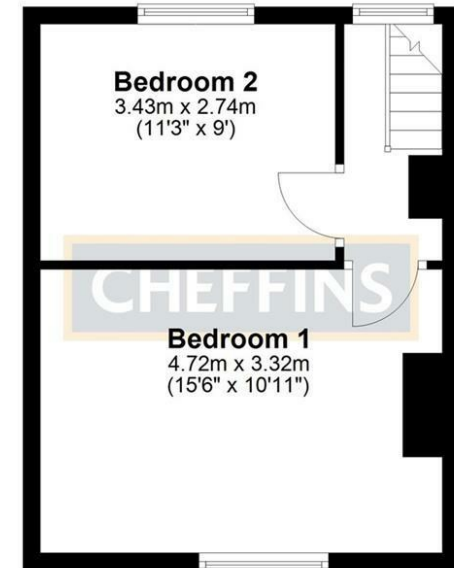
## Ground Floor

Approx. 28.3 sq. metres (304.2 sq. feet)



## First Floor

Approx. 29.0 sq. metres (311.6 sq. feet)



Total area: approx. 57.2 sq. metres (615.9 sq. feet)

### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 70                      | 77        |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

### Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

25 Market Place, Ely, Cambridgeshire, CB7 4NP | 01353 663144 | cheffins.co.uk



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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.