



Broad Street East, Ely, CB7 4FJ

**CHEFFINS**

# Broad Street East

Ely,  
CB7 4FJ

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**Guide Price £375,000**

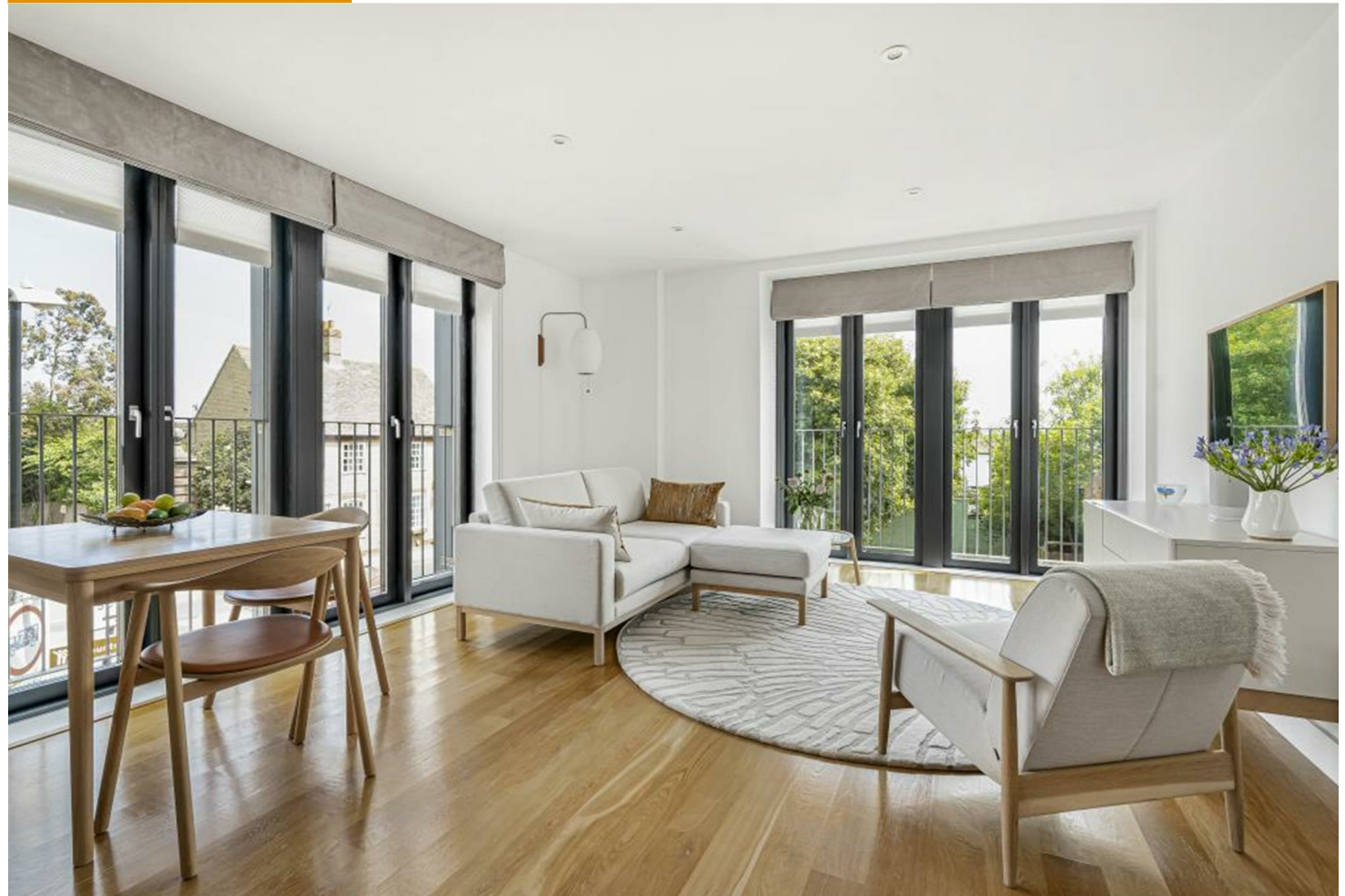
- Stunning Corner Unit First Floor Apartment
- Floor to Ceiling Windows
- Completely Customised/Upgraded Throughout
- 2 Bedrooms
- Open Plan Kitchen/Dining/Living Room
- Custom Kitchen, Ensuite Bath & Shower Room
- Central Location Convenient for Railway Station & Kings School
- Private Parking Space
- No Upward Chain
- Leasehold / Council Tax Band A / EPC Rating D

A unique centrally located first floor apartment, ideally positioned within walking distance of the railway station. The property has been comprehensively refurbished and upgraded to an exceptional standard by the current owner.

Forming part of an exclusive conversion completed in 2022, the apartment is offered with no upward chain. Upgrades include Miele appliances, luxurious Porcelanosa bathrooms, solid oak floors, thermal and black out blinds, maximised storage, water softener and nest thermostat. Professionally painted/decorated throughout.

Finished to a high specification, early viewing is strongly recommended to fully appreciate the quality and attention to detail on offer.

The accommodation comprises an entrance hall, a spacious open-plan kitchen/dining/living area, two bedrooms (including a principal bedroom with en-suite), and a separate contemporary shower room. Externally, the property benefits from an allocated parking space to the rear.





## 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 HALL**

With lift and stairs leading to the first floor.

**ENTRANCE HALL**

With solid oak flooring, cupboard with light and housing the hot water cylinder and water softener, additional shelved cupboard, radiator.

**SHOWER ROOM**

Refitted Porcelanosa suite comprising walk-in shower with stone resin non-slip tray, wall-hung 2-drawer vanity unit with basin, built-in WC, Porcelanosa tiling, fitted mirror with lighting, deep shelved cupboard, heated towel rail.

**KITCHEN / DINING / LIVING ROOM**

Kitchen Area. Refitted with a range of contemporary wall and base level storage units and drawers, together with Silestone worktop and under mounted sink, fitted energy efficient and quiet Miele appliances including combination microwave/oven, induction hob, dishwasher, fridge and freezer, utility cupboard with Miele washing machine and tumble drier, pantry cupboard with pull-out drawers and bin drawer with

removeable recycling bins, solid oak flooring. Leading into:

Dining/Living Area. With French doors to front and side aspects with Juliet balconies with custom made thermal blinds and additional black-out roman blinds, fold-down computer desk, solid oak flooring, radiator.

**BEDROOM 1**

With tall custom made mirror with concealed cosmetics drawers, range of fitted wardrobes with built-in drawers, 2 sets of French doors with custom made thermal blinds and additional black-out roman blinds, solid oak flooring, radiator.

**ENSUITE**

Refitted with a superb Porcelanosa suite consisting of a bath with shower above, wall-hung 2-drawer vanity unit with wash basin, built-in WC, mirror with lighting, Porcelanosa tiling, corner cabinet, heated towel rail.

**BEDROOM 2**

With French doors with Juliet balcony with

custom made thermal blinds and additional black-out roman blinds, solid oak flooring, radiator.

**OUTSIDE**

To the rear of the building there is a residents car park with the apartment having an allocated space.

**AGENTS NOTE**

The property has the benefit of a 'Nest' controlled heating system.

**TENURE**

Leasehold. We understand the original 999 year lease commenced on the 1st January 2021.

The vendors advise that there is a £0 'peppercorn' ground rent and a service charge payable currently in the sum of £2,477.66 per annum.

**VIEWING ARRANGEMENTS**

Strictly by appointment with the Agents.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D	57	57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

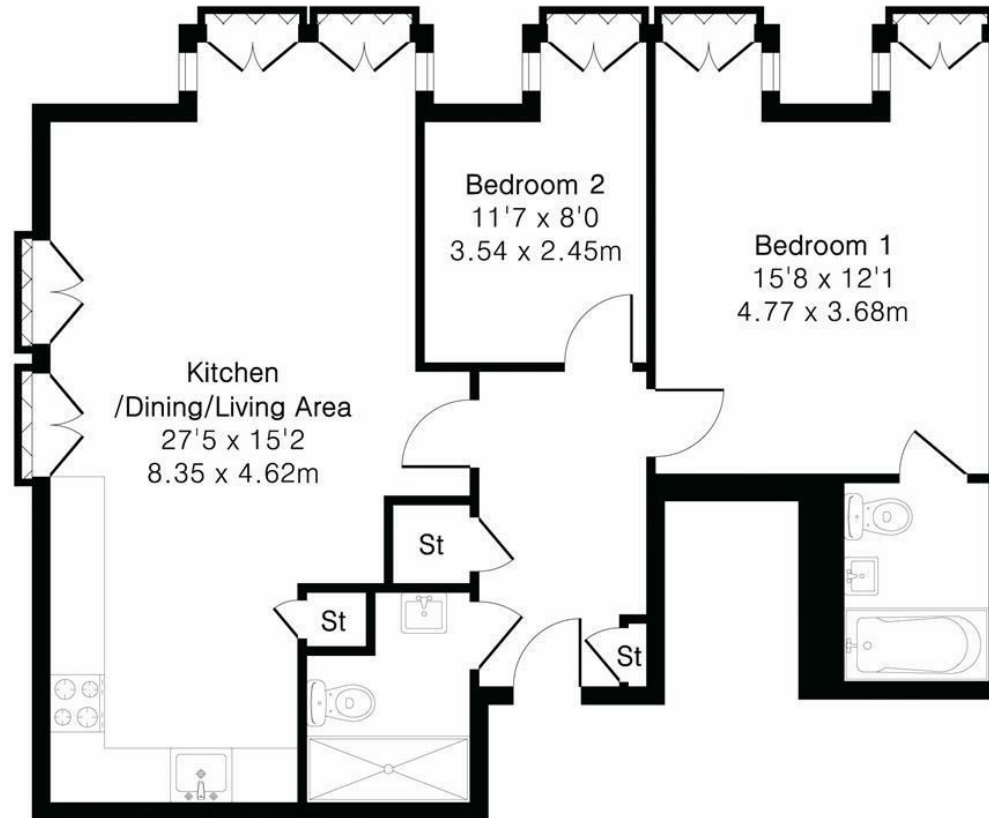


Guide Price £375,000  
 Council Tax Band - A  
 Local Authority - East Cambs District Council





## Approximate Gross Internal Area 760 sq ft - 71 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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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### Agents note:

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

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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.