

Abbots Way, Ely, Cambridgeshire CB6 3AJ

Pocock + Shaw

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A well-presented two double bedroom first floor apartment, situated in an established development and offered for sale with no upward chain.

- First Floor Apartment
- Two Double Bedrooms
- Kitchen/Breakfast Room
- Living Room
- Bathroom & Separate WC
- Recently Re-decorated
- Newly Fitted Carpets
- No Upward Chain

Guide Price: £179,950









ELY Home to a world famous 900 year old Cathedral, the historic city of Ely lies on the River Great Ouse probably no more than 15 miles from the City of Cambridge. There is a very good range of shopping facilities within the centre itself including a market which takes place on both Thursdays and Saturdays. A comprehensive range of local schooling is available. The area boasts a number of sporting facilities including an 18 hole golf course, indoor swimming pool, gymnasium and squash club whilst socially there is an excellent variety of pubs and restaurants, including the new Ely Leisure Village featuring a six screen cinema, along with family restaurants and takeaways. The A10 connects Ely to Cambridge, where the A14 and M11 provide routes to London (70 miles) and the rest of the country. From Ely's mainline rail station Cambridge can be reached in approximately 17 minutes while London's Kings Cross and Liverpool Street stations are approximately one hour 15 minutes to the south.

COMMUNAL ENTRANCE HALL With staircase rising to first floor and door to:-

ENTRANCE HALL With sliding door storage cupboard and further cupboard.

LIVING ROOM 16'1" x 11'4" (4.90 m x 3.45 m) With two double glazed windows to front aspect, electric heater.

KITCHEN/BREAKFAST ROOM 11'3" x 11'2" (3.43 m x 3.40 m) Fitted with a range of wall and base units with drawers and work surfaces, tiled splashbacks, inset single drainer sink unit, space for electric cooker and space for under counter freezer, space for washing machine and storage cupboard. Double glazed window to rear aspect, electric heater.

BEDROOM ONE 12'8" x 11'4" (3.86 m x 3.45 m) With double glazed window to front aspect, built-in wardrobe, electric heater.

BEDROOM TWO 12'11" x 9'8" (3.94 m x 2.95 m) With double glazed window to rear aspect, built-in wardrobe, electric heater.

BATHROOM Fitted with a panel enclosed bath with electric shower over, pedestal wash hand basin and double glazed window to rear aspect.

SEPARATE WC With double glazed window to rear and low level WC.

EXTERIOR Brick built storage unit with double glazed window to front.

AGENTS NOTE Tenure is Leasehold with 96 years remaining.
Service Charges from April 2026 of approximately £751.44 per annum (Payable monthly)
Ground Rent from April 2026 of approximately £9.96 per annum (Payable monthly)
Review Date of April 2027

Tenure The property is Leasehold

Council Tax Band A **EPC** D (67/81)

Viewing By Arrangement with Pocock & Shaw
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Ref MJW-7532



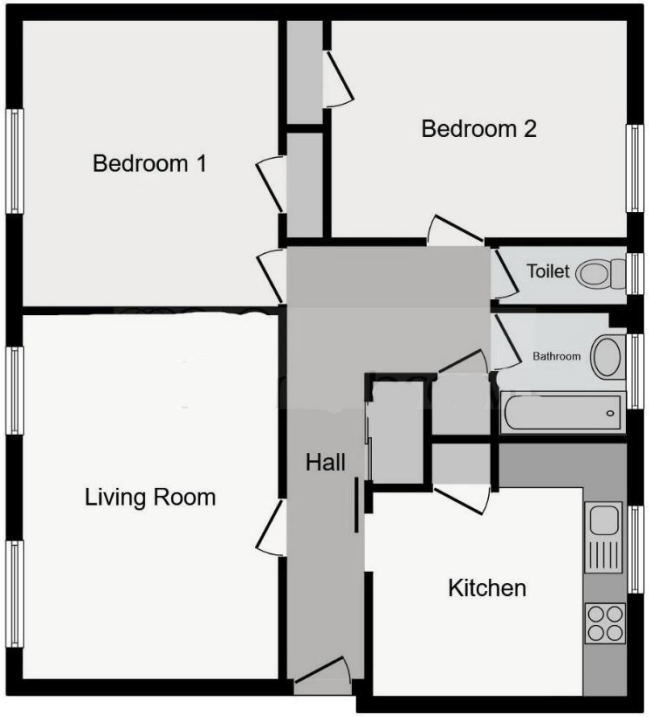












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.

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