

Barton Road, Ely, CB7 4DE

CHEFFINS

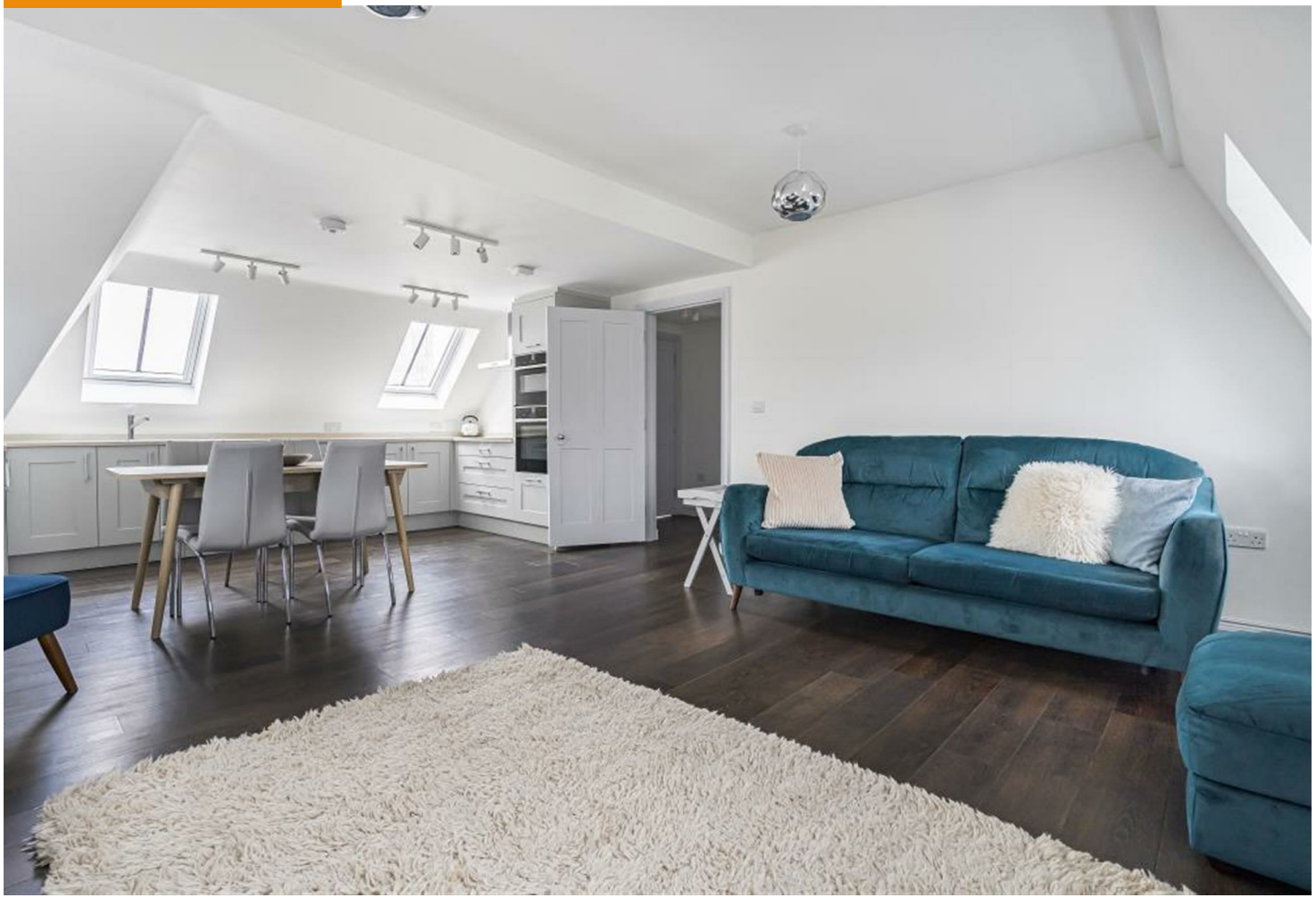
CHEFFINS

Barton Road

Ely,
CB7 4DE

2 2 1

Guide Price £280,000



- NO FORWARD CHAIN
- Second Floor Penthouse Appartment
- Prestigious City Centre Location Overlooking The Kings School And Cathedral Views
- 2 Double Bedrooms (Ensuite To Bedroom 1)
- Secured Off Road Parking
- Leasehold / Council Tax A / EPC B

** No Forward Chain **

Cheffins are delighted to offer to the market the rare opportunity to purchase this stunning penthouse apartment located in the prestigious City of Ely overlooking both Ely Cathedral and Kings School sports field.

The property offers a communal entrance hall leading to the front of the apartment with its own internal hallway, an open plan lounge / kitchen / diner that enjoys dual aspect views of both the Cathedral and the sports field, 2 double bedrooms (1 ensuite) and a bathroom completing the accommodation.

Outside the property there is secured and gated off road parking, covered bike stores and bin stores. There is also a public car park to the rear of the development offering parking for guests and visitors.

This property further benefits from being offered for sale with NO FORWARD CHAIN and is available to view by appointment only.










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 ENTRANCE HALL
With stairs leading up to first and second floors.

HALLWAY
With door to front, built in storage cupboard housing the consumer units, radiator.

KITCHEN / DINING / LOUNGE
The Kitchen is fitted with a range of base and wall units, cupboards and drawers with solid Corian worksurfaces over, integral double oven (with top oven also being a microwave), one and a half bowl inset stainless steel sink with mixer tap over, 4 ring electric hob with extractor hood over, integral dishwasher, integral washer / dryer, integral undercounter fridge and freezer, boiler. two skylights to the rear with views of Ely Cathedral.

The Lounge / Dining area has a radiator, window to the side and two windows to the front overlooking the sports field for The Kings School.

BATHROOM
Fitted with a three piece suite comprising low level WC, vanity wash hand basin, panelled bath with shower over and shower screen, heated towel rail, skylight to the rear with views of Ely Cathedral and extractor fan.

BEDROOM 1
With two windows to the front overlooking the sports field and a radiator.

ENSUITE
Fitted with a three piece suite comprising low level WC, pedestal wash hand basin and shower cubicle, heated towel rail, shaving socket and extractor fan.

BEDROOM 2
With two windows to the rear with Cathedral views and a radiator.

OUTSIDE
There is secured off road parking with electric gates for one car, covered bike store and locked bin stores.

To the front there is a small garden with path leading up to the main entrance hall.

TENURE
Leasehold. We understand the original 125 year lease commenced on the 1st April 2018.
Ground Rent - £250 per year
Service Charge - £1,807.21 per year

VIEWING ARRANGEMENTS
Strictly by appointment with the Agents.



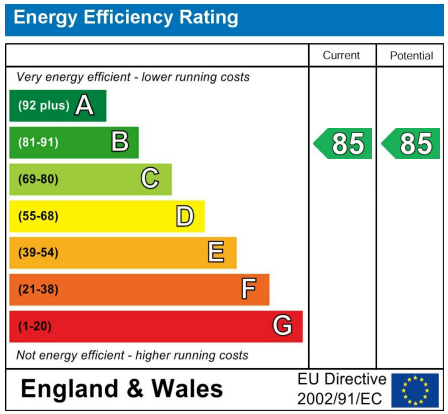




















Guide Price £280,000
Tenure - Leasehold
Council Tax Band - A
Local Authority - East Cambs District Council



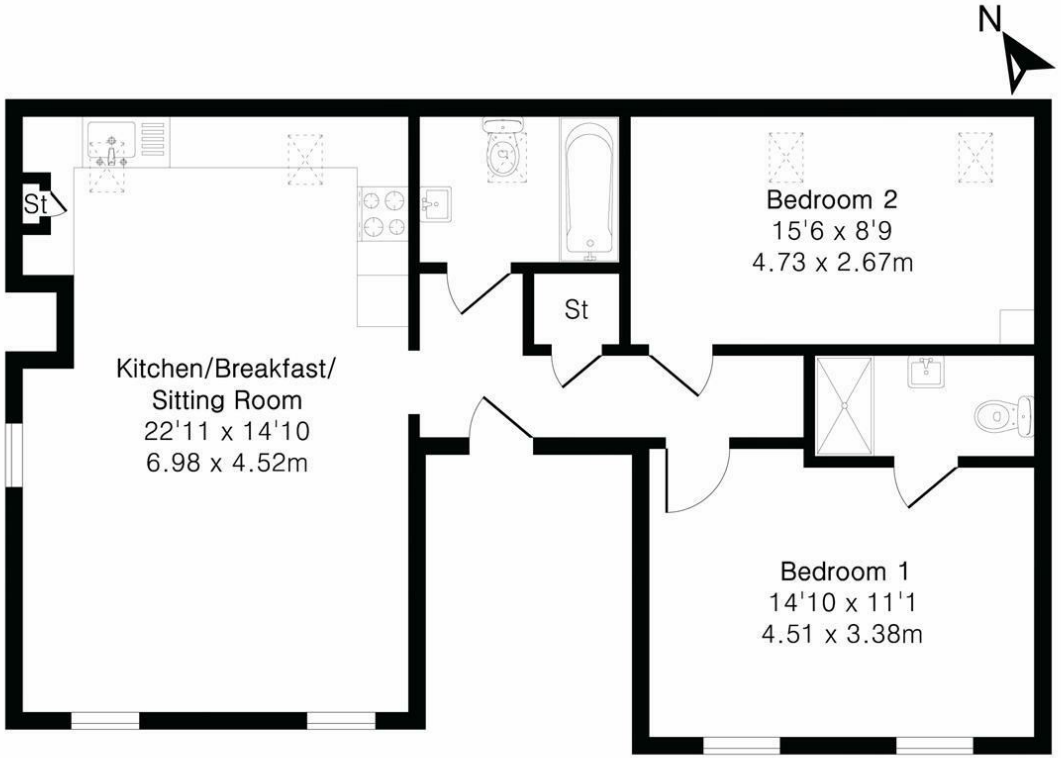




CHEFFINS



Approximate Gross Internal Area 800 sq ft - 74 sq m



Second Floor

PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

CHEFFINS

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.

25 Market Place, Ely, CB7 4NP | 01353 654900 | cheffins.co.uk

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.

CHEFFINS