



Benedict Street, Ely, Cambridgeshire CB6 3AU

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A good size two double bedroom ground floor apartment, in need of modernisation. To the rear is a communal garden and single garage En-bloc. No upward chain.

- Ground Floor Apartment
- In Need of Modernisation
- Communal Entrance & Entrance Hall
- Sitting Room & Kitchen/Breakfast Room
- Two Double Bedrooms
- Bathroom & Separate WC
- Communal Gardens
- Single Garage En-Bloc
- No Upward Chain

Guide Price: £145,000



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 LOBBY leading to:-

ENTRANCE HALL With electric radiator, built-in cupboard, wall mounted fuse box, further built-in storage cupboard and airing cupboard housing water cylinder and slatted shelves.

SITTING ROOM 16'3" x 11'4" (4.95 m x 3.45 m) With two double glazed windows to front aspect, electric radiator.

KITCHEN/BREAKFAST ROOM 11'4" x 9'10" (3.45 m x 3.00 m) With double glazed window to front aspect. Fitted with a range of wall and base units with work surfaces over, tiled splashbacks and inset stainless steel sink unit with mixer tap over. Space for cooker, plumbing for washing machine and space for fridge freezer. Electric radiator, vinyl flooring.

BEDROOM ONE 12'9" x 11'6" (3.88 m x 3.50 m) With double glazed window to front aspect. Built-in single cupboard, electric radiator.

BEDROOM TWO 12'10" x 9'9" (3.92 m x 2.96 m) With double glazed window to rear aspect, built-in wardrobe with overhead storage and hanging space, electric radiator.

SEPARATE WC With low level WC, wall mounted heater, opaque window to rear aspect.

BATHROOM Fitted with a two piece suite comprising wash hand basin and bath with shower attachment over. Opaque window to rear aspect, tiled splashbacks, vinyl flooring.

EXTERIOR To the rear is a communal garden with shed. Single garage En-bloc with up an over door.

AGENTS NOTE

TENURE Property is Leasehold with a lease of 125 years having 99 years remaining.

Ground Rent of approximately £65 per month (£780 per annum).

Service Charges - n/a

Council Tax Band A

EPC E (52/73)

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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.