



Tower Court, Ely, CB7 4XS

CHEFFINS

Tower Court

Tower Road, Ely,
CB7 4XS

- Ground Floor Apartment
- 2 Bedrooms
- Open Plan Kitchen/Living Area
- Part of Highly Regarded Development
- Convenient for Railway Station & City Centre
- Allocated Parking
- No Upward Chain
- Leasehold / Council Tax Band B / EPC Rating C

A ground floor apartment offered for sale with no upward chain and located within a highly regarded development convenient for the city centre and railway station. Accommodation comprises entrance hall, open plan kitchen/living room, bathroom and 2 bedrooms, together with communal gardens and allocated parking. This is an ideal first time or investment purchase and viewing is recommended.



Offers In Excess Of £155,000





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.

ENTRANCE LOBBY

Leading to:

HALLWAY

With deep cupboard with shelving, radiator.

OPEN PLAN KITCHEN/LIVING ROOM

Kitchen area with eye and base level storage units, work surfaces and drawers, stainless steel sink unit and drainer, plumbing for washing machine, electric oven, gas hob, modern gas fired Vaillant boiler.

Living area with 2 double glazed windows, television point, radiator.

BATHROOM

With suite comprising low level WC, pedestal hand wash basin, paneled bath with shower above, radiator.

BEDROOM 1

With double glazed window, telephone point, radiator.

BEDROOM 2

With 2 double glazed windows, radiator.

OUTSIDE

There are communal gardens and an allocated parking space.

TENURE

Leasehold. We understand there is an original 125 year lease which commenced in December 1998 with a ground rent payable of £200.00 per annum and a service charge payable with an average of £1,200 per annum. Our client informs us the ground rent increases by £100 every 25 years.

VIEWING ARRANGEMENTS

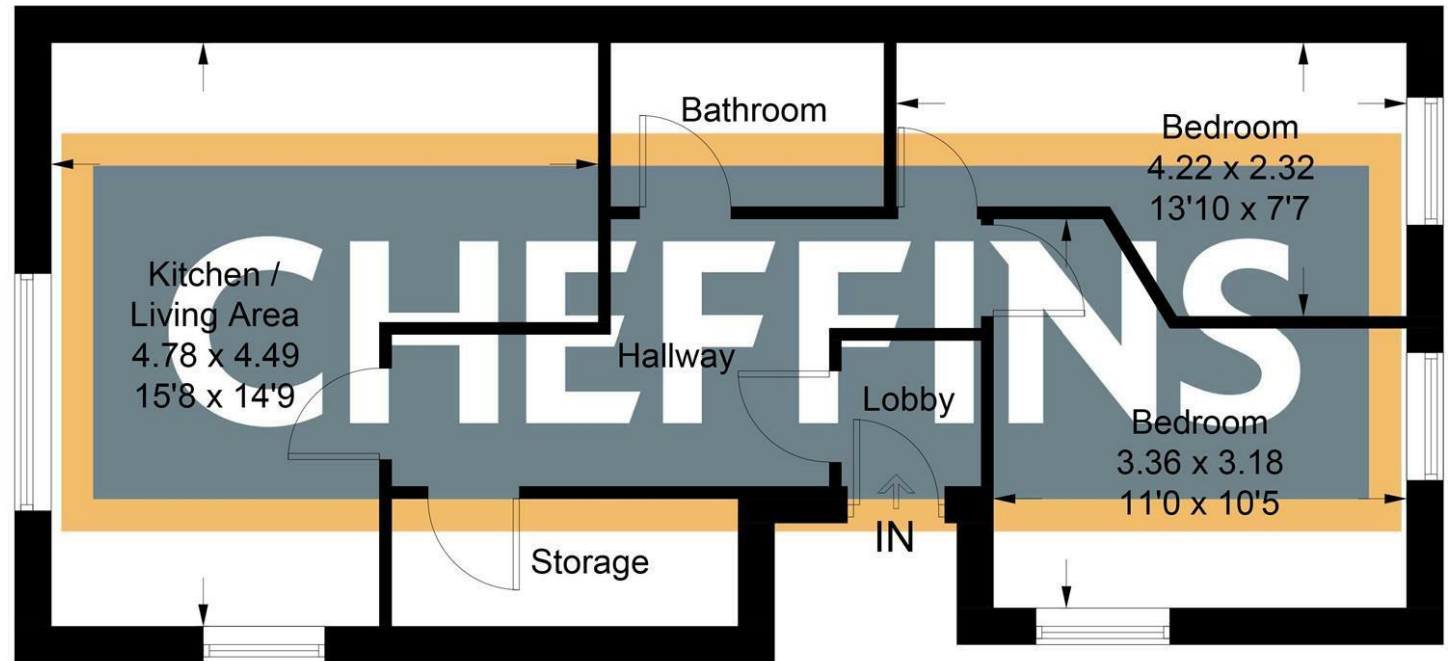
Strictly by appointment with the Agents.

AGENTS NOTE

Please note the photographs were taken prior to the current tenancy.



Approximate Gross Internal Area = 49.6 sq m / 533 sq ft



Ground Floor

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

Offers In Excess Of £155,000

Tenure - Leasehold

Council Tax Band - B

Local Authority - East Cambs District Council

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code Measuring Practice and should be used such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by IT Home Inspectors and no guarantee as to their operating ability or their efficiency can be given. (ID1007305)

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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.