



Ely Place, Trumpington, Cambridge, CB2 9SS.

welcome to

Ely Place, Trumpington, Cambridge, CB2.

A first-floor one-bedroom apartment within an exclusive over-55s development, ideally located close to local amenities, Addenbrooke's Campus (including AstraZeneca), Royal Papworth Hospital, and the newly opened Cambridge South Station, providing excellent links to Cambridge city centre and beyond.





Total floor area 44.0 sq.m. (474 sq.ft.) approx

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). Powered by www.focalagent.com

Accommodation -
Ground Floor
First Floor
Entrance Hall
Kitchen
Living Room
Balcony
Double Bedroom
Bathroom
Outside
Agents Notes
Agents Notes Continued

welcome to

Ely Place, Trumpington Cambridge

- One Bedroom First Floor Apartment
- Exclusive Development Designed for Residents Aged 55 and Over
- South Facing Balcony Overlooking Communal Gardens
- Walking distance to the NEW Cambridge South Train Station - with links into Central Cambridge and London.
- Newly Fitted Kitchen

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1521.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 21 Dec 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Please note the marker reflects the postcode not the actual property

view this property online sequencehome.co.uk/Property/CBE100047



Property Ref:
CBE100047 - 0013

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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