



School Road, Ely, CB6 2FG

CHEFFINS

School Road

Ely,
CB6 2FG

- Ground Floor Apartment
- 2 Bedrooms
- Ensuite & Bathroom
- Open Plan Kitchen / Living Room
- 2 Parking Spaces
- NO UPWARD CHAIN
- Leasehold / Council Tax Band A / EPC Rating B

Cheffins offer to the market this modern ground floor apartment located in the popular City of Ely.

The property offers entrance hall, 2 bedrooms, bedroom 1 benefitting from an ensuite shower room, open plan kitchen / living room with a triple aspect and a further bathroom. Outside there are 2 off road allocated parking spaces.

This property further benefits from being offered for sale with no upward chain and is available to view by appointment only.



Offers In Excess Of £220,000





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 HALL

With door to side, built-in storage cupboard, window to rear, airing cupboard housing hot water tank, intercom system, radiator,

BEDROOM 1

With window to front, built-in wardrobes, radiator. Door to:

ENSUITE

Fitted with a 3-piece suite comprising low level WC, pedestal wash hand basin and shower cubicle, extractor fan, shaving socket, radiator, tiled splashbacks.

BEDROOM 2

With window to front, built-in wardrobe, radiator,

BATHROOM

Fitted with a 3-piece suite comprising low level WC, pedestal wash hand basin, panelled bath with shower attachment, window to rear, radiator, shaving socket, extractor fan, tiled splashbacks.

OPEN PLAN KITCHEN / LIVING ROOM

Fitted with a range of base and wall

units, cupboards and drawers with work surfaces over, integral double oven, 4-ring gas hob with extractor hood over, integral dishwasher, integral washer/drier, 1/2 bowl stainless steel sink with mixer tap, integral fridge/freezer, boiler, radiator, windows to front, side and rear aspects,

OUTSIDE

There are 2 allocated parking spaces at the rear of the property.

TENURE

Leasehold. We understand the original 125 year lease commenced on the 18th January 2019.

We understand there is an annual service charge of £1,019 and a ground rent payable in the sum of £130.00.

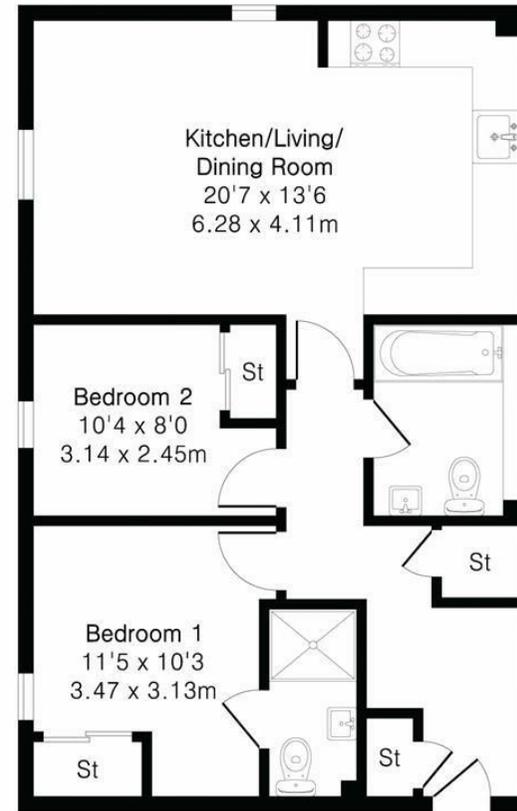
VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Approximate Gross Internal Area 673 sq ft - 62 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(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		EU Directive 2002/91/EC	

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Tenure - Leasehold

Council Tax Band - A

Local Authority - East Cambs District Council



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.



[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>.

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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.