

Lisle Lane, Ely, CB7 4FA

CHEFFINS

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Guide Price £200,000

- No Forward Chain
- First Floor Apartment
- Central City Location
- Part of Retirement Living Complex
- Residents to be 70 Years of Age or Over
- Leasehold / Council Tax Band A / EPC Rating B



No Forward Chain

A well presented centrally located 1 bedroom first floor apartment having courtyard views and being part of the McCarthy & Stone retirement living complex suitable for residents of 70 years of age or over.

Residents can take advantage of the in-house restaurant, residents lounge with communal events, estate manager, landscape gardens, guest suite for visiting friends and family, 24 hour staffing for peace of mind and camera entry system.











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 intercom system, large storage cupboard.

LIVING ROOM
With double glazed window overlooking the communal courtyard, part glazed door to:

KITCHEN
With double glazed window to rear, wall and base level matching units, integrated fridge/freezer, low level integrated Bosch oven 4-ring Bosch induction hob with overhead stainless steel extractor hood, stainless steel sink unit with mixer tap, tiled floor.

BEDROOM
With double glazed windows to rear, loft hatch, walk-in wardrobe.

WET ROOM
With shower area with overhead shower, tiling, low level WC, wash hand basin with mixer tap and storage under, heated towel rail, vinyl flooring.

AGENTS NOTE
It is a condition of purchase that residents must meet the age requirements of 70 years of age or over.

TENURE
Leasehold - we understand the original 999 year lease commenced on the 1st June 2017

We understand there is a ground rent payable currently in the sum of £435.00 per annum with a review date of 1st January 2032 and a service charge payable currently in the sum of £813.00 per month from the 1st July 2025. It is understood the following is covered by the service charge:

24-7 on-site estate manager and team
24-hour emergency call system
Cleaning of communal windows
Water rates for communal areas and apartments
Electricity, heating, lighting and power to communal areas
Upkeep of gardens and grounds
Repairs and maintenance to the interior and exterior communal areas
Contingency fund including internal and external redecoration of communal areas
Buildings insurance

Please note: The service charge does not cover external costs such as Council Tax, electricity or TV.

VIEWING ARRANGEMENTS
Strictly by appointment with the Agents.

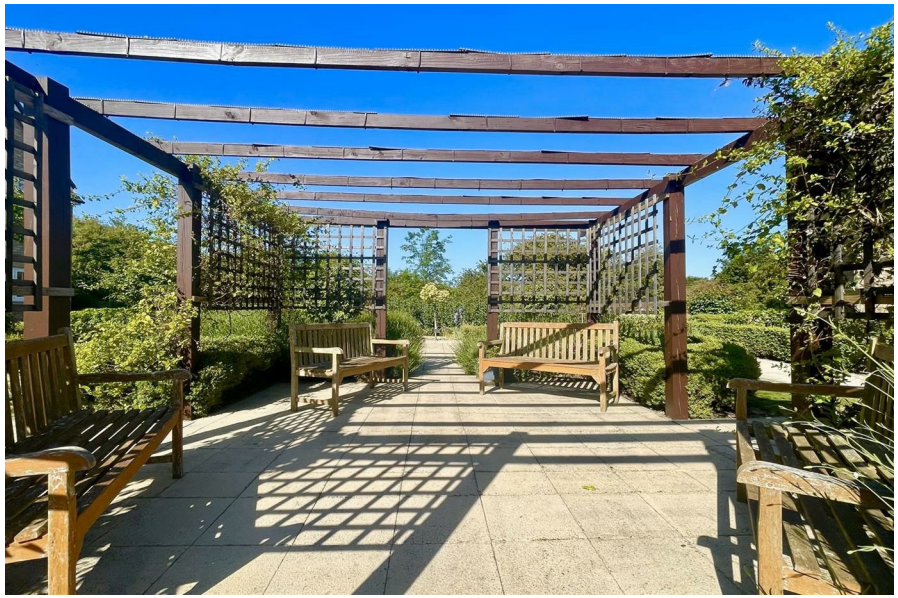






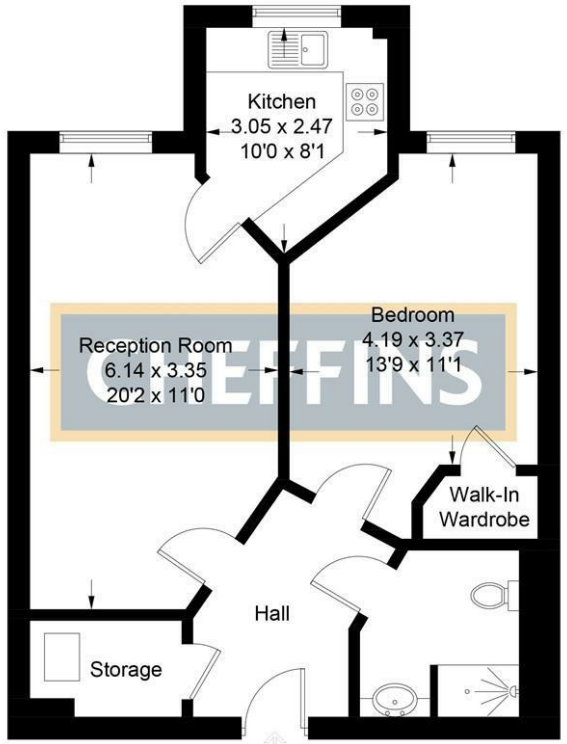






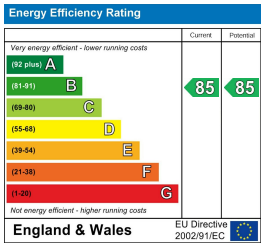


Approximate Gross Internal Area = 54.0 sq m / 586 sq ft



First Floor

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.(ID1240813)



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Tenure - Leasehold

Council Tax Band - A

Local Authority - East Cambs District Council

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.

25 Market Place, Ely, CB7 4NP I 01353 654900 I 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.