



## 8 Rosie Court

Ely, Cambs CB7 4PQ

**Guide Price £110,000**



One bedroom first floor apartment located close to the City centre. The property is adjacent the Atrium Fitness Club and Paradise Fitness Centre and only a short walk from the City High Street Shops and supermarkets. Benefitting from electric storage heater and double glazing, the property is in need of cosmetic improvements but offers a good opportunity for the investor or first-time buyer.



## Hall

Fusebox. Storage cupboard with lagged hot water cylinder. Ceiling light point.

## Open Plan Living - 5.13m x 3.51m (16'10"max x 11'6")

Dimplex electric storage heater. Double glazed skylight window to the front aspect. TV point. Kitchen units to one wall at base and wall level with single bowl stainless steel sink. Tiled splash area. Spaces for two appliances. Two ceiling light points. Sloped ceiling with reduced height.

## Bedroom - 3.33m x 2.82m (10'11" x 9'3")

Dimplex electric heater. Double glazed skylight window to the front aspect. Ceiling light point. Sloped ceiling with reduced height.

## Shower Room - 1.73m x 1.68m (5'8" x 5'6")

Pedestal wash basin. Low level WC. Shower cubicle with electric shower. Extractor. Tiled splash areas. Ceiling light point.

## Property Information

Local Council is East Cambridgeshire District Council - Council Tax Band is A.

The property is leasehold with 60 years remaining -(99 years from 29/09/1987)

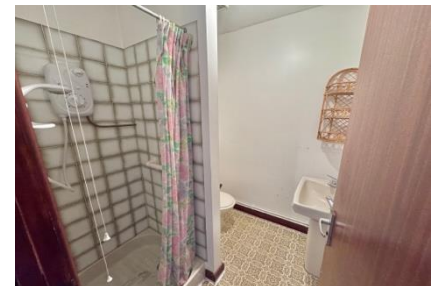
Registered title is CB127247

All main services except gas are connected

Restrictions apply but there are no Wayleaves, Easements or Rights of Way.

Estimated broadband speeds are Standard 20mbps, Superfast 48mbps & Ultrafast 1800mbps.

The monthly service charge is circa £39 per month .



## Floor Plans

### First Floor

Approx. 33.0 sq. metres (355.1 sq. feet)



Total area: approx. 33.0 sq. metres (355.1 sq. feet)

Energy Efficiency Graph

EPC

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