



## 52 Celandine View

Soham, Ely, Cambs, CB7 5DP

**Guide Price £170,000**



### Description

Modern ground floor apartment, situated on this popular residential development and benefitting from secure entry system, Gas fired central heating, double glazing, 2 bedrooms, ensuite, open plan living/kitchen, bathroom, communal garden and 2 allocated parking spaces.



## Soham

Soham is the second largest town in East Cambridgeshire and is located between Ely (6 miles) and Newmarket (7 miles), both of which have a wide range of shopping and leisure facilities. The A142 has good connections with Cambridge via the A14.

Soham has its own range of local shops including the Co-Op & Asda and small eateries, pubs, hairdressers, leisure centre and doctor's surgery. The town is a popular place to live for families due to the area's proximity to Cambridge, Ely and Bury St Edmunds. There are three primary schools feeding into the highly-rated Soham Village College. Soham train station links to Ely and the mainline to Cambridge and London. London Stansted airport is a 40-minute drive via the A11.



## Hallway

Entry telecom. Double glazed window to the rear aspect. Radiator. Coved ceiling with two light points. Mains wired fire alarm. Telephone point. Storage cupboard with fuse box and shelving. Further storage cupboard with shelving.



## Living/Kitchen Area - 6.17m x 3.56m (20'3" x 11'8")

Double glazed window to the front aspect. Three radiators. TV point. Coved ceiling and light point.

Double glazed window to the rear aspect. Range of units at base and wall level with work surfaces over. One and a half bowl stainless steel sink with mixer tap. Tiled splash areas. Spaces and plumbing for an automatic washing machine and dishwasher. Space for upright fridge/freezer.

Integrated double oven, 4-burner gas hob and a stainless-steel extractor hood over. Ideal logic Combination boiler serving central heating and hot water. Extractor fan. Mains wired fire alarm. Ceiling light point.

## Bedroom 1 - 3.28m x 2.97m (10'9" x 9'9")

Double glazed window to the front aspect. Built-in double wardrobe. Radiator. Coved ceiling with light point. Central heating thermostat. Door to Ensuite.

## Ensuite - 2.16m x 1.12m (7'1" x 3'8")

Low level WC. Pedestal wash basin. Double shower cubicle. Tiled splash areas. Radiator. Coved ceiling with light point. Extractor fan. Tiled floor. Shaver socket.

## Bedroom 2 - 2.41m x 2.21m (7'11" x 7'3")

Double glazed window to the front aspect. Radiator. Telephone point. TV Point. Built-in wardrobe with sliding doors. Coved ceiling with light point.

## Bathroom - 2.24m x 1.7m (7'4" x 5'7")

Double glazed window to the rear aspect. Panelled bath with mixer tap and shower attachment. Pedestal wash basin with mixer tap. Low level WC. Half tiled walls. Coved ceiling with light point.

## Outside

To the front of the property are 2 allocated parking spaces and a secure entry door into the communal reception hall. From the hall there is a door to the communal rear garden. The rear garden has an array of mature shrub bedding, small areas of grass and there is a communal bin store and bike store.

## Property Information.

Local Council is East Cambridgeshire District Council.

Council Tax Band is A.

The property is Leasehold with 113 years remaining. Title number is CB397748.

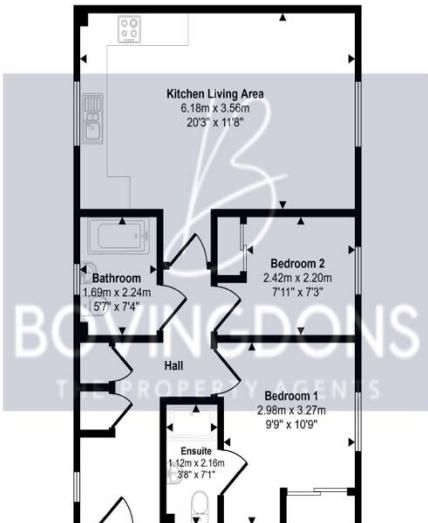
Flood risk is very low and the property is not in a Conservation area.

The seller is not aware of any Restrictive Covenants, Wayleaves, Easements or Rights of Way.

Estimated Broadband speeds are Standard 16mbps, Superfast 123mbps & Ultrafast 1800mbps.

## Floor Plans

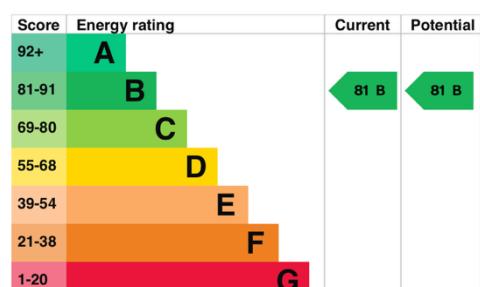
Approx Gross Internal Area  
58 sq m / 628 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Energy Efficiency Graph



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