



**Holly Walk, Ely, Cambridgeshire CB7 4TR**

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## Holly Walk, Ely, Cambridgeshire CB7 4TR

A ground floor one bedroom flat with communal gardens and allocated parking situated in a small block of six within walking distance of the City centre. Ideal first time purchase with no upward chain.

- Entrance Hall
- Living Room
- Fitted Kitchen
- Double Bedroom
- Bathroom
- Electric Heating
- Communal Gardens
- Allocated Parking Space
- No Upward Chain

**Guide Price: £139,950**



**ELY** Home to a world famous 900 year old Cathedral, the historic city of Ely lies on the River Great Ouse probably no more than 15 miles from the City of Cambridge. There is a very good range of shopping facilities within the centre itself including a market which takes place on both Thursdays and Saturdays. A comprehensive range of local schooling is available. The area boasts a number of sporting facilities including an 18 hole golf course, indoor swimming pool, gymnasium and squash club whilst socially there is an excellent variety of pubs and restaurants, including the new Ely Leisure Village featuring a six screen cinema, along with family restaurants and takeaways. The A10 connects Ely to Cambridge, where the A14 and M11 provide routes to London (70 miles) and the rest of the country. From Ely's mainline rail station Cambridge can be reached in approximately 17 minutes while London's Kings Cross and Liverpool Street stations are approximately one hour 15 minutes to the south.

**ENTRANCE HALL** with storage cupboard.

**LOUNGE/DINING ROOM** 13'8" x 10'6" (4.17 m x 3.20 m) with window to side aspect, electric heater.

**FITTED KITCHEN** 10'6" x 7'3" (3.19 m x 2.20 m) with window to side aspect. Fitted with a range of matching wall and base units with work surfaces over and inset single drainer sink unit. Space for cooker and space for fridge freezer (subject to measurements).

**BEDROOM** 10'6" x 10'6" (3.20 m x 3.19 m) with window to side aspect, electric heater and fitted double wardrobe.

**BATHROOM** with window to side aspect. Fitted with a three piece suite comprising low level WC, wash hand basin and bath with separate shower over and tiled splashbacks.

**EXTERIOR** Communal gardens and allocated parking. Outside storage shed, useful for storage.

**Tenure** The property is Leasehold with 168 years remaining.

Communal Maintenance charges totalling: £103.44 per Annum.

**Council Tax** Band A

**EPC** D (60/75)

**Viewing** By Arrangement with Pocock & Shaw  
Tel: 01353 668091  
Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)  
[www.pocock.co.uk](http://www.pocock.co.uk)

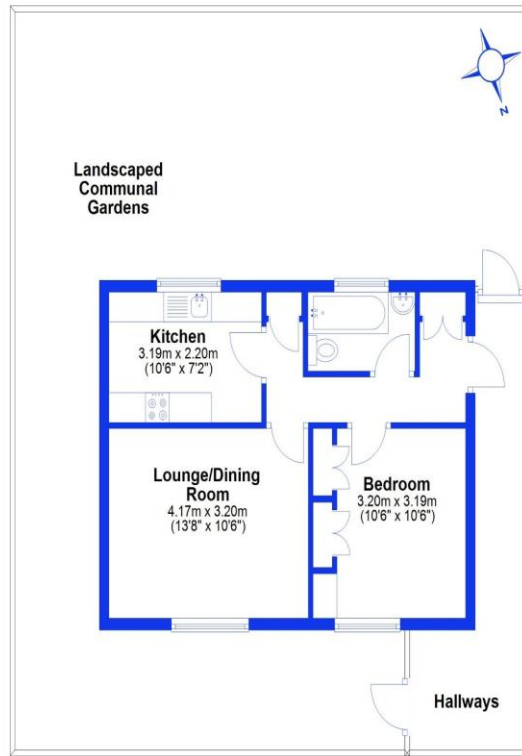
**Ref** MJW-7395





**Ground Floor**

Approx. 41.0 sq. metres (441.5 sq. feet)



Total area: approx. 41.0 sq. metres (441.5 sq. feet)

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.