



Kings Avenue, Ely, Cambridgeshire CB7 4PJ

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A well-presented two bedroom first floor apartment overlooking Kings Avenue Park in this sought after established development. No upward chain.

- First Floor Apartment
- Dual Aspect Lounge/Dining Room
- Modern Kitchen
- Two Bedrooms
- Bathroom
- Off Road Parking
- No Upward Chain

Guide Price: £160,000



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 Entrance door leading to entrance hallway with useful built-in cloak cupboard housing the water cylinder. Wall mounted electric heater.

LOUNGE/DINING ROOM 21'1" x 9'9" (6.43 m x 2.96 m) Dual aspect with UPVC window to front aspect, overlooking the Kings Avenue green. UPVC window to the rear, overlooking the parking area. Wall mounted electric heater. Feature electric fire with surround.

KITCHEN 10'8" x 6'8" (3.24 m x 2.04 m) Fitted with a range of matching base and wall units with worktop space over. Stainless steel sink with mixer tap, plumbing for washing machine. Built-in oven with four-ring electric hob and wall-pull extraction canopy over. Space for fridge freezer, ceramic tiled flooring and UPVC glazed window to rear aspect.

BEDROOM ONE 10'6" x 10'5" (3.20 m x 3.17 m) With UPVC glazed window overlooking Kings Avenue green. Wall mounted electric heater.

BEDROOM TWO 10'6" x 6'8" (3.19 m x 2.04 m) With UPVC glazed window to front aspect. Wall mounted electric heater.

FAMILY BATHROOM Fitted with a three piece suite comprising low level WC, wash hand basin, bath with separate eclectic shower over. Frosted UPVC window to rear aspect. Extractor fan, electric radiator and vinyl flooring.

Tenure The property is Leasehold
Ground Rent of approx. £201.66 p.a.
Service Charges of approx. £2,400.00 p.a.

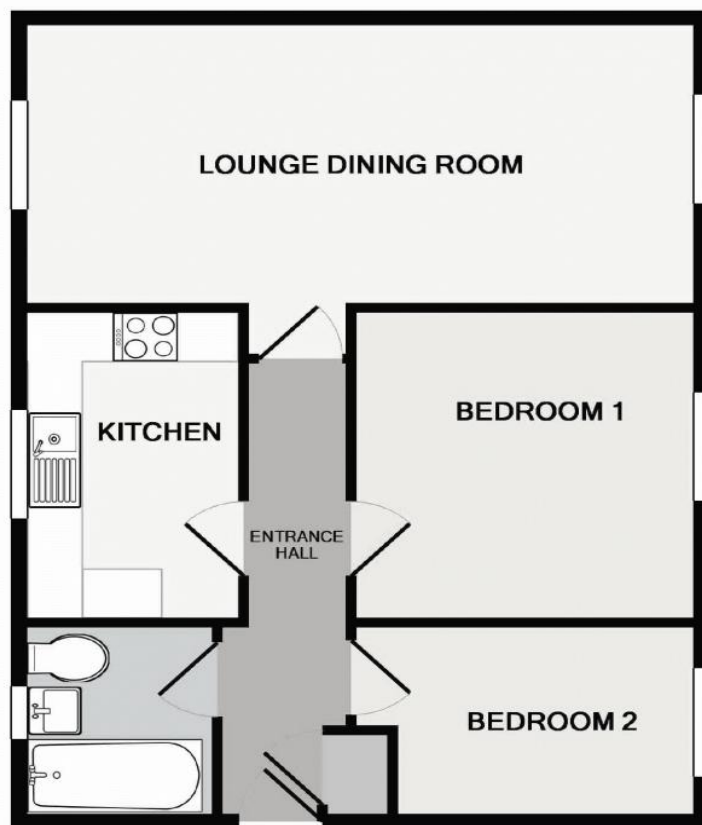
Council Tax Band A

EPC C (77/83)

Viewing By Arrangement with Pocock & Shaw
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Ref MJW-7524





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any

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. All measurements are approximate. (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.