



**Flat 6, Cambridge Court, Cambridge Road, Ely,  
CB7 4EQ**

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## Flat 6, Cambridge Court, Cambridge Road, Ely CB7 4EQ

A newly decorated, two bedroom first floor flat within walking distance of the City centre. Allocated parking space. EPC C. Council Tax Band B. Available Mid March 2026.

- FIRST FLOOR
- ENTRANCE HALL
- LIVING ROOM
- KITCHEN
- TWO BEDROOMS
- BATHROOM
- GAS CENTRAL HEATING
- COMMUNAL GARDENS
- ONE ALLOCATED PARKING SPACE

**Rent: £1,100 PCM**

**Deposit: £1269**



**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. 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** Radiator, built in storage cupboard.

**LIVING ROOM** 15'1" x 10'11" (4.60 m x 3.33 m) Window facing front aspect, radiator.

**KITCHEN** 9'8" x 7'9" (2.95 m x 2.36 m) Range of wall and base units with work surfaces over. Radiator, built in oven, hob and extractor over. Breakfast bar. Free standing fridge/freezer and washer/dryer.

**BEDROOM ONE** 12'5" x 8'5" (3.78 m x 2.57 m) Window facing rear aspect. Radiator. Free standing wardrobe.

**BEDROOM TWO** 12'9" x 7'9" (3.89 m x 2.36 m) Window facing front aspect, radiator,

**BATHROOM** Comprising bath with shower over, wash basin, low level WC. Radiator, extractor, shelf, mirror and towel rail.

**COMMUNAL GARDENS**

**ONE ALLOCATED PARKING SPACE**

**NOTES** EPC Rating C (78)

Council Tax Band B

Sorry, pets cannot be considered.

This is a non-managed property.

**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** LTS-7406



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.