



Murfitt Close, Ely, CB6 3FN

**CHEFFINS**

## Murfitt Close

Ely,  
CB6 3FN

\*Fully booked for viewings\*

Second floor two bedroom apartment. Accommodation comprises: Communal hall & landing, entrance hall, living/dining room opening to kitchen, two bedrooms, bathroom and allocated parking space. Available: 17/07/2026. Deposit: £1,125. Holding deposit: £225. Council tax band: A. EPC: C. The marketing photographs were taken prior to the start of the current tenancy.

### LOCATION

Ely is an historic Cathedral City which provides an excellent range of shopping facilities, schools catering for all ages and various sporting and social activities including the recently opened Ely Leisure Village incorporating multi-screen cinema and restaurants. The main A10 road at Ely provides access to Cambridge which in turn links with the A14 and M11 motorway to London. Ely also has a mainline station which provides an electrified rail service to Cambridge and London.

2 1 1

**£975 PCM**



**ENTRANCE HALL**

with two storage cupboards.

**KITCHEN AREA**

with opening to the living/dining area, oven, gas hob, extractor, integrated washing machine, dishwasher and fridge/freezer.

**LIVING/DINING AREA**

with opening to the kitchen area.

**BEDROOM**

with built in wardrobe.

**BEDROOM****BATHROOM**

with shower over the bath.

**OUTSIDE**

allocated parking space.

**LETTING AGENTS NOTES**

For more information on this property please refer to the Material Information brochure on our Website.



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | <b>77</b>                  | <b>79</b> |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

# Ground Floor

Approx. 50.2 sq. metres (539.9 sq. feet)



Total area: approx. 50.2 sq. metres (539.9 sq. feet)

Agents note:  
For more information on this property please refer to the Material Information Brochure on our website.

25 Market Place, Ely, Cambridgeshire, CB7 4NP | 01353 663144 | cheffins.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

