



Trinity Hall, Ely, CB7 4PG



## Trinity Hall

35 Newnham Street, Ely,  
CB7 4PG

Ground floor apartment ideally situated in the heart of the City. Accommodation comprises L-shaped open plan living room/kitchen, two bedrooms and bathroom. The property has gas underfloor heating and a small courtyard garden to the rear. No Parking. Available: 05/02/2026. Deposit: £1,153. Holding fee: £230. Council tax band: A. EPC: C

### 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

£1,000 PCM



**KITCHEN AREA**

with tiled floor, double electric oven, gas hob, extractor, plumbing for washing machine and space for fridge/freezer.

**LIVING AREA**

with French doors to rear courtyard.

**BEDROOM****BEDROOM****BATHROOM**

with WC, bath with shower over, hand basin and vanity unit.

**OUTSIDE**

Enclosed courtyard

**LETTING AGENTS NOTES**

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

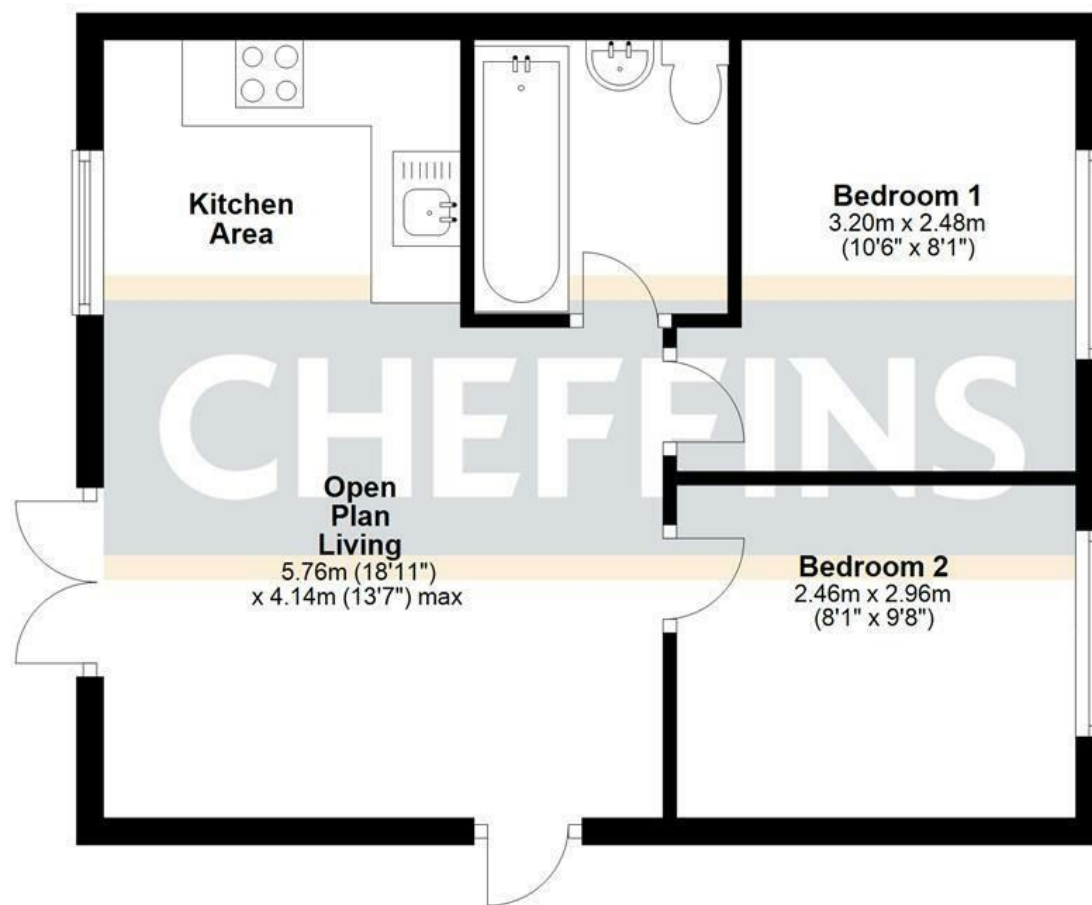




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Ground Floor

Approx. 41.5 sq. metres (446.4 sq. feet)



Total area: approx. 41.5 sq. metres (446.4 sq. feet)

### Agents note:

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

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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.



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