



Rosehip Chase, Ely, CB6 2FW

CHEFFINS

Rosehip Chase

Ely,
CB6 2FW

- NO FORWARD CHAIN
- Ground floor apartment
- Off road parking and single garage
- 2 Bedrooms
- Open plan Kitchen / Lounge / Diner
- LEASEHOLD / COUNCIL TAX A / EPC B

Cheffins offer to the market this very nearly new ground floor apartment located in the popular City of Ely.

The property comprises of Entrance Hall with 2 storage cupboards, 2 Double Bedrooms, Bathroom, Ensuite Shower Room to the first Bedroom, open plan Kitchen / Lounge / Diner. Outside the property there is off road parking space and a single Garage.

This property is offered for sale with no forward chain and is available to view by appointment.

 2  2  1

Guide Price £250,000





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 sports centre, swimming pool, 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.

ENTRANCE HALL

Door to front, window to side, two storage cupboards.

KITCHEN / DINER / LOUNGE

Open plan with windows to front and rear. Fitted with a range of base and wall units, cupboard and drawers with worksurfaces over, single oven, 4 ring hob with extractor hood over, integral dishwasher, integral washing machine, integral fridge/freezer, wall mounted boiler and a radiator.

BATHROOM

Fitted with a three piece suite, comprising of low level WC, pedestal wash hand basin, panelled bath with shower over, radiator,

window to the rear and ceiling mounted spotlights.

BEDROOM 2

Window to the front, radiator and built in wardrobe.

BEDROOM 1

Window to the front, radiator and a built in double wardrobe.

ENSUITE SHOWER ROOM

Fitted with a three piece suite comprising of low level WC, pedestal wash hand basin and shower cubicle, radiator, extractor fan, spotlights and a shaving socket.

OUTSIDE

Off road parking for one car, single garage with up

and over door. There is a communal entrance door with access to the front and rear of the building.

TENURE

Leasehold. We understand the original 999 year lease commenced in September 2023 with a Peppercorn rent payable, There is a service charge payable currently in the sum of £737.61 per annum.

VIEWING ARRANGEMENTS

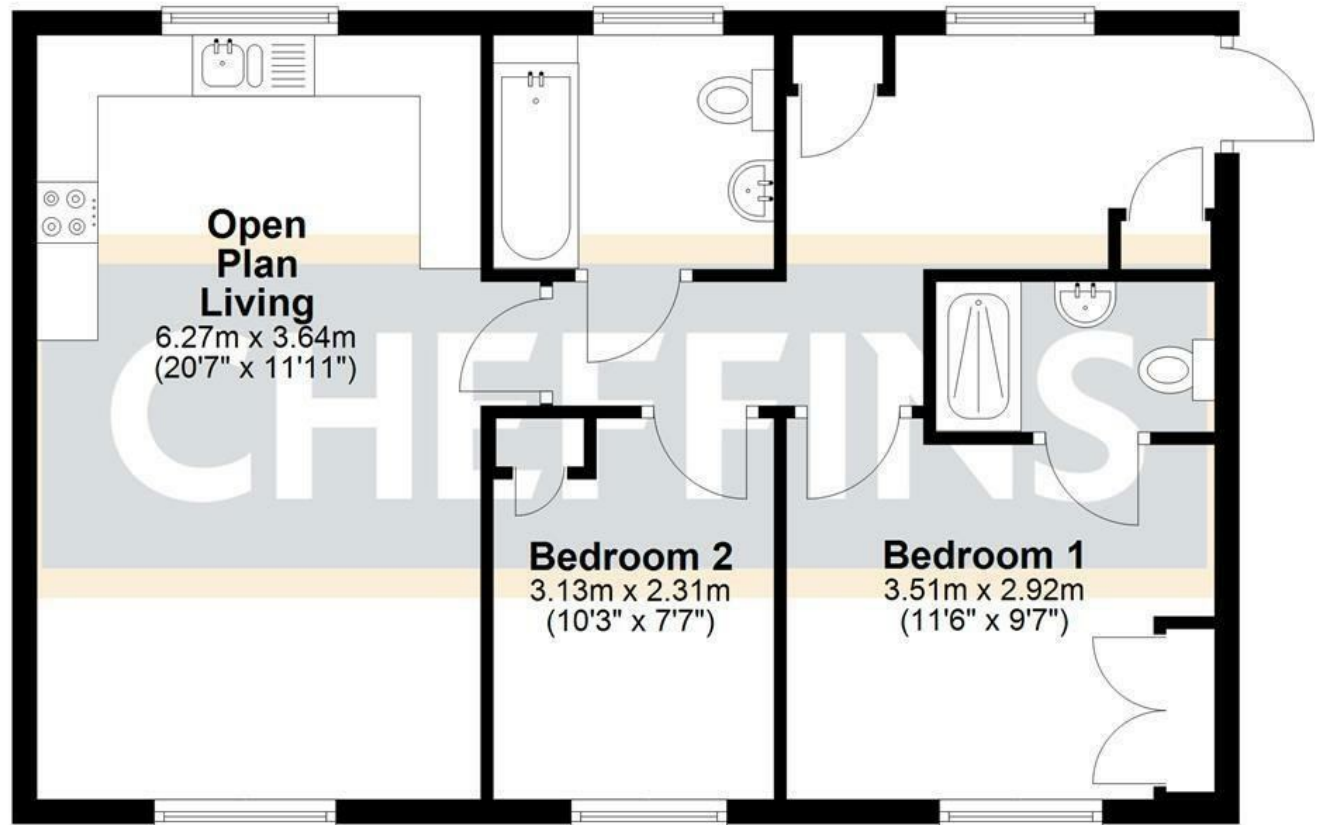
Strictly by appointment with the Agents.





Ground Floor

Approx. 60.6 sq. metres (652.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	84	84
EU Directive 2002/91/EC		

Guide Price £250,000

Tenure - Leasehold

Council Tax Band - A

Local Authority - East Cambs District Council

Total area: approx. 60.6 sq. metres (652.2 sq. feet)

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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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CHEFFINS

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.