



Tower Court, Tower Road, Ely, CB7 4XS

CHEFFINS

Tower Court, Tower Road

Ely,
CB7 4XS

- Grade II Listed Penthouse Apartment
- Stunning Views of Ely Cathedral
- Top Floor Open Plan Refitted Kitchen/Dining/Living Area
- 2 Double Bedrooms & 1 Single (Ensuite to Master Bedroom)
- Gas Central Heating
- Communal Gardens & Allocated Parking
- No Upward Chain
- Leasehold / Council Tax Band B / EPC Rating C

A superb opportunity to purchase a Grade II Listed top floor penthouse apartment with stunning views to the front of Ely Cathedral and offered for sale with no upward chain. Accommodation comprises entrance hall with stairs to first floor landing, 3 bedrooms (master with ensuite) and bathroom, whilst the second floor comprises a superb open plan kitchen/dining/living room with vaulted ceiling, refitted kitchen and large windows making most of the views across the City and Ely Cathedral. Outside there are communal gardens and an allocated parking space and the further benefit of gas central heating.

3 2 1

Guide Price £349,500





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.

COMMUNAL HALLWAY & STAIRS

Leading to the apartment.

ENTRANCE HALL

With stairs to first floor landing.

FIRST FLOOR LANDING

With stairs to second floor, storage cupboard.

BATHROOM

With double glazed window. Suite comprising low level WC, pedestal hand wash basin, panelled bath, radiator.

INNER HALL

With radiator.

BEDROOM 1

With double glazed window to front aspect giving an attractive view of the Cathedral, fitted wardrobes and deep understairs storage cupboard.

ENSUITE

With shower cubicle, pedestal hand wash basin, vanity unit, 2 double glazed windows, radiator.

BEDROOM 2

With double glazed window to front aspect giving an attractive view of the Cathedral and further window to side aspect

BEDROOM 3

With window to side aspect giving attractive views, radiator.

FIRST FLOOR HALF LANDING

With cupboard housing hot water cylinder.

SECOND FLOOR LANDING

Door to:

OPEN PLAN KITCHEN / LIVING / DINING AREA

KITCHEN AREA

Newly fitted kitchen comprising grey wall and base level storage units and drawers, together with matching work surfaces, stainless steel sink unit and drainer, washing machine, dishwasher and fridge, Bosch electric oven, gas hob and extractor hood.

DINING / LIVING AREA

With feature vaulted and beamed ceiling, large double glazed window to front aspect giving a stunning view across the city of the Cathedral, two turrets with double glazed window to front aspect giving further views of the Cathedral, large window to side aspect giving attractive views across rooftops of distant countryside, shelved cupboard and further deep storage cupboard, 4 radiators.

OUTSIDE

There is 1 allocated parking and communal gardens.

TENURE

Leasehold.

125 year lease commenced on 25/12/1998.

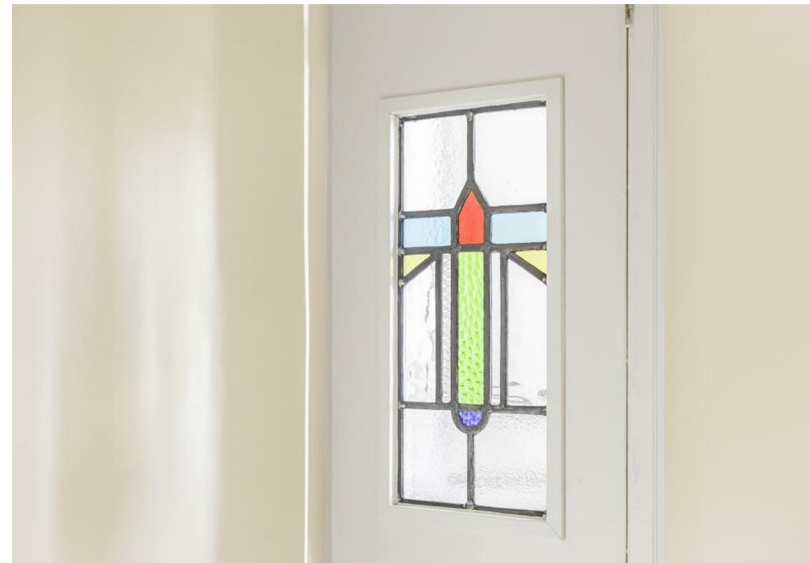
Estimated service charge for 2025/26 is £1,439.52.

Ground rent of £50 a quarter.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



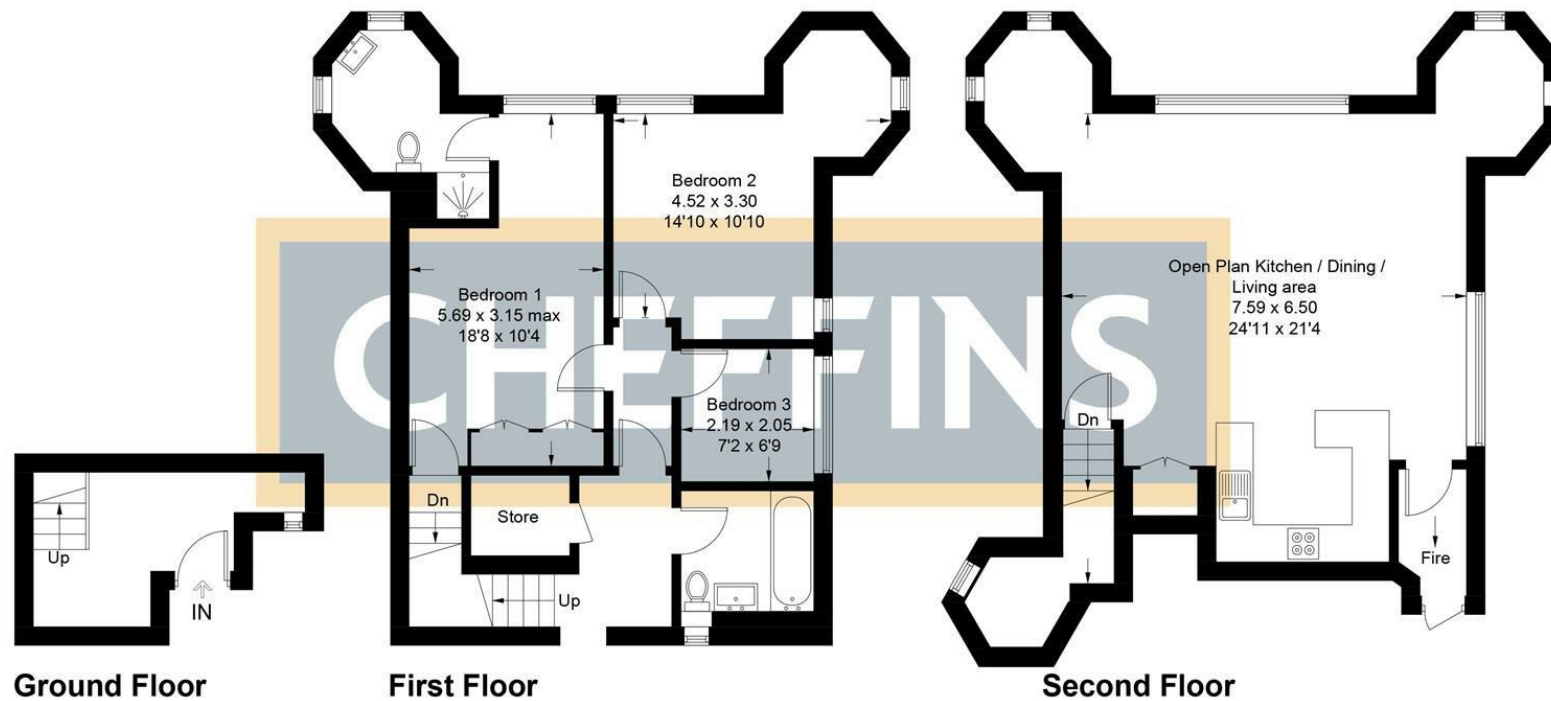
Guide Price £349,500

Council Tax Band – B

Local Authority – East Cambs District Council



Approximate Gross Internal Area = 123.1 sq m / 1325 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code Measuring Practice and should be used such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by IT Home Inspectors and no guarantee as to their operating ability or their efficiency can be given. (ID1178985)



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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