



Cardinals Way, Ely, CB7 4GF

CHEFFINS

Cardinals Way

Ely,
CB7 4GF

- Modern Coach House apartment in Central City location
- Close to river, parks and railway station
- 2 Bedrooms
- Spacious Lounge / Dining area
- Modern Kitchen and Bathroom
- Allocated parking
- No upward chain
- Gas central heating
- LEASEHOLD / COUNCIL TAX A / EPC C

Located within a quiet and highly desirable development nestled within the city centre close to the river, parks and within easy reach of the railway station, this coach house style apartment is offered for sale with no upward chain.

Accommodation comprises Entrance Hall, stairs up to Landing, spacious open plan Lounge / Dining area leading into modern and well presented Kitchen, 2 Bedrooms and modern Bathroom.

Benefits include gas fired central heating and an allocated parking space situated nearby. This is an ideal apartment for first time buyers looking to commute to Cambridge those looking for a 'bolt hole' with easy access to King's School or a potential investment property.

Viewing is highly recommended.

 2  1  1

£290,000





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

With door to front aspect, stairs to first floor...

LANDING

With storage cupboard, utility cupboard with plumbing for washing machine and shelving, access to loft, window to rear aspect, radiator.

LOUNGE / DINING ROOM

With windows to front and rear aspects, two radiators opening to...

KITCHEN

Refitted with a range of modern wall and base level storage units and drawers together with matching work surfaces, built in Neff electric double oven, induction hob and extractor hood, sink unit and drainer, dishwasher, fridge, larder cupboard, cupboard housing the gas fired central heating boiler and window to front aspect.

BEDROOM 1

Window to front aspect, radiator.

BEDROOM 2

Window to rear aspect, radiator.

BATHROOM

With suite comprising bath with shower above, wall mounted vanity unit with wash basin, low level WC, window to front aspect, heated towel rail.

OUTSIDE

There is an allocated parking space situated close by. The access to the parking space is almost opposite the apartment beneath another coach house (43), there is a parking area with number 21's space being labelled.

TENURE

Leasehold. We understand the original 125 year lease commenced in July 2001.

There is a combined ground rent and service charge which is currently £650 per annum.

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	77	77
(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	

£290,000

Tenure - Leasehold

Council Tax Band - A

Local Authority - East Cambs District Council

[For more information on this property please refer to the Material Information Brochure on our website.](#)

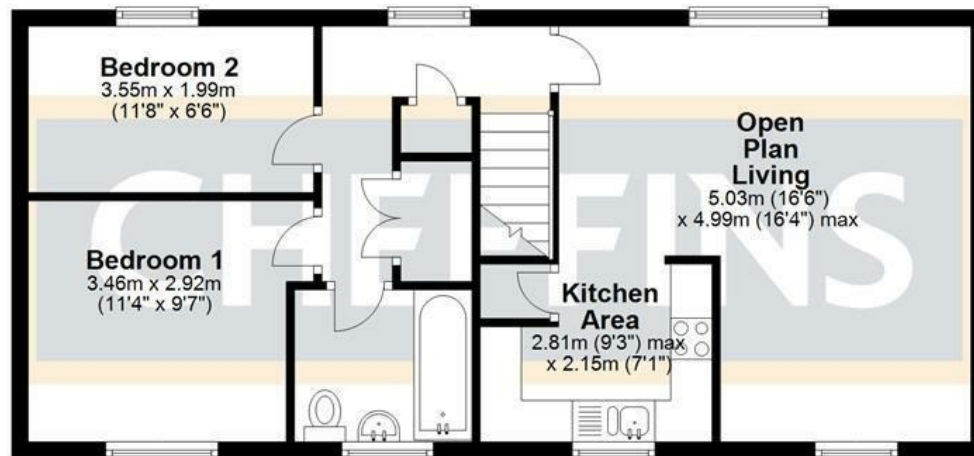
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.

Ground Floor
Approx. 2.8 sq. metres (30.3 sq. feet)



First Floor
Approx. 57.5 sq. metres (618.8 sq. feet)



Total area: approx. 60.3 sq. metres (649.1 sq. feet)



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