Brays Lane, Ely, CB7 4QJ

CHEFFINS

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Brays Lane

Ely,
CB7 4QJ

2 1 1

Guide Price £190,000

- No Forward Chain
- Centrally Located First Floor Flat
- Living / Dining Room
- Two Double Bedrooms
- 2 Allocated Parking Spaces
- Leasehold / Council Tax B / EPC D

** No Forward Chain **

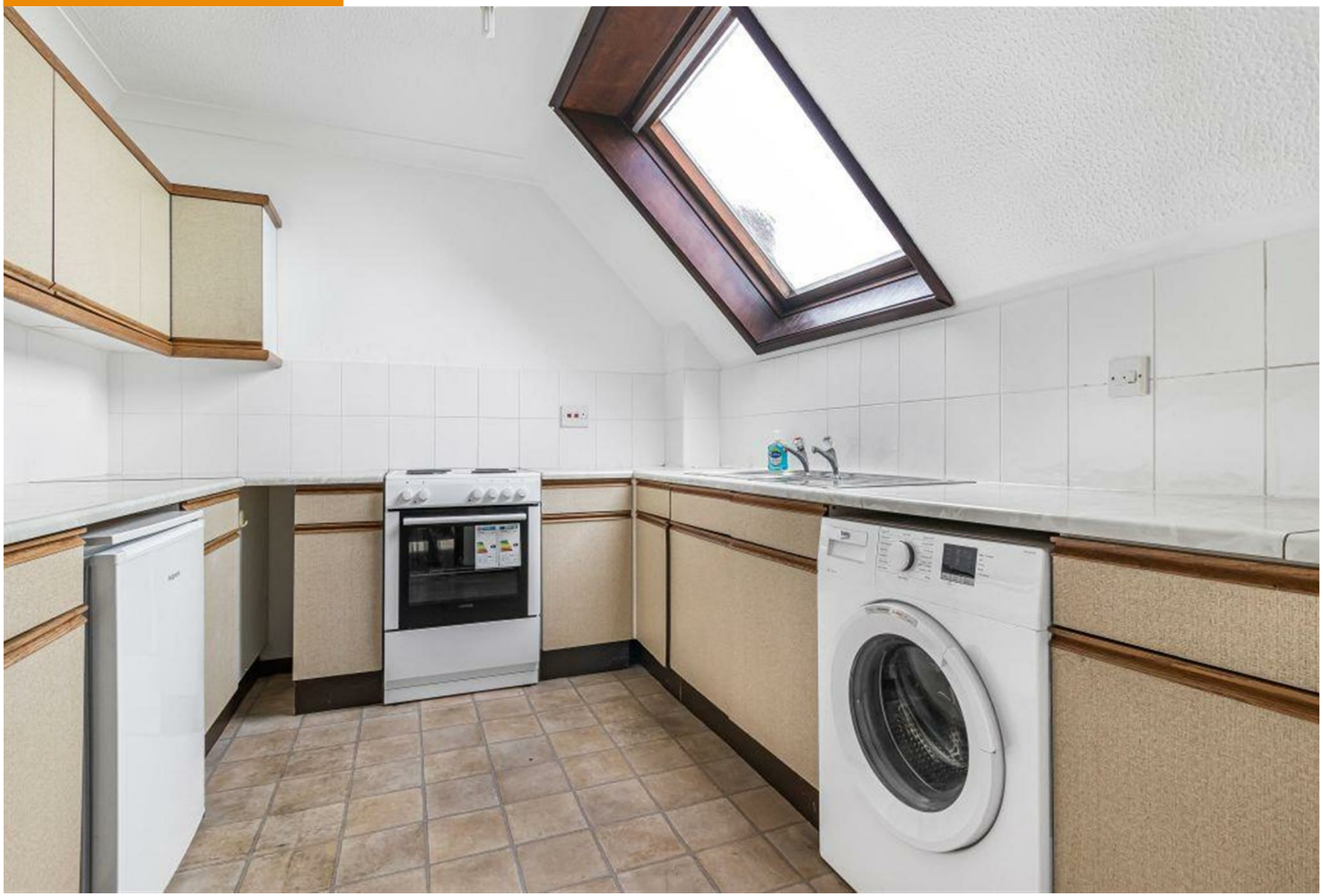
Situated in the heart of the historic Ely, this light and spacious two-bedroom first floor flat offers well-proportioned accommodation and convenient access to the city's amenities, shops, and transport links.

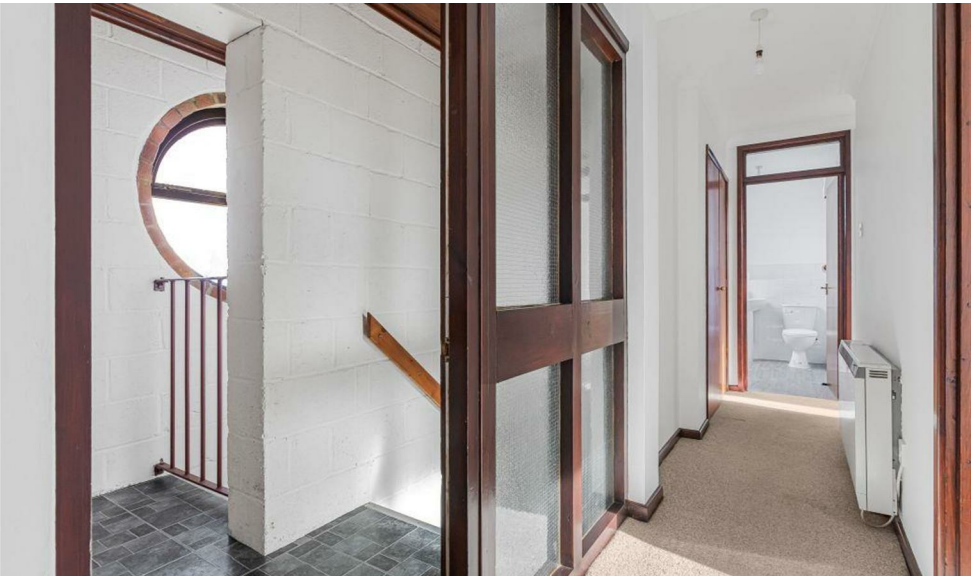
The property is accessed via its own ground floor entrance with stairs leading to the first floor accommodation. At the centre of the home is a bright and generously sized living/dining room, providing an excellent space for both relaxing and entertaining. The separate kitchen is well laid out with ample worktop and storage space.

There are two comfortable double bedrooms, both offering good proportions and flexibility for use as a guest room or home office if required. The accommodation is completed by a family bathroom and useful storage cupboards.

This property would make an ideal first purchase, investment opportunity, or conveniently located home in one of Cambridgeshire's most attractive cathedral cities.

This property further benefits from having No Foward Chain and is available to view by appointment only.





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, stairs leading to the first floor and window to front.

FIRST FLOOR LANDING

With doors to kitchen, living room, bedrooms and bathroom, storage cupboard.

KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, stainless steel sink, space for fridge, space for freestanding oven, space for washing machine and velux window to front.

LIVING / DINING ROOM

With two velux windows to rear and two storage heaters.

BEDROOM 1

With velux window to rear and storage heater.

BEDROOM 2

With window to rear and storage heater.

BATHROOM

Fitted with a three piece suite comprising of low level WC, pedestal wash hand basin, panelled bath with shower attachment over, velux window to the front.

OUTSIDE

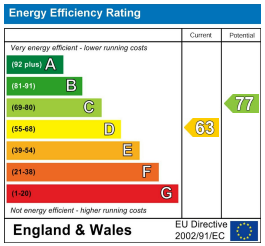
There is an outside store with two allocated parking spaces nearby.

TENURE

Leasehold
We understand the original 999 lease for this property commenced on 16/12/1987.
We have been advised that the ground rent is 'a single red rose on request'
We have been advised that the roof is the responsibility of the flat owner.

VIEWING ARRANGEMENTS

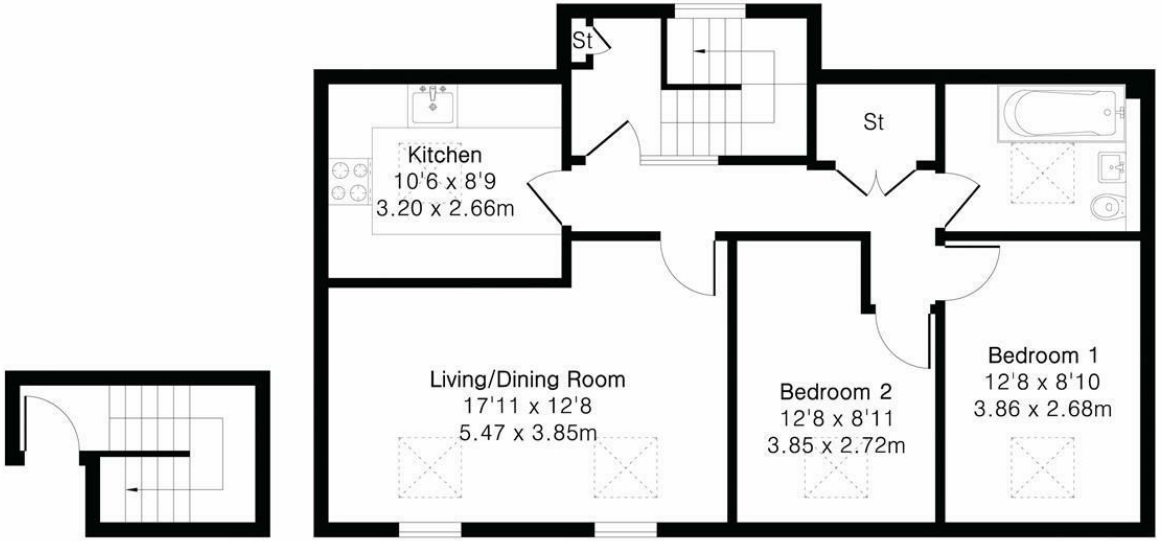
Strictly by appointment with the Agents.



Approximate Gross Internal Area 805 sq ft - 75 sq m

Ground Floor Area 54 sq ft – 5 sq m

First Floor Area 751 sq ft – 70 sq m



Ground Floor First Floor

PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Tenure - Leasehold

Council Tax Band - B

Local Authority - East Cambs District Council

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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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.