



Newnham Street, Ely, CB7 4PG

CHEFFINS

Newnham Street

Ely,
CB7 4PG

- Central City Location
- Ground Floor Apartment
- Open Plan Lounge/Kitchen/Dining Room & 2 Bedrooms
- Under Floor Heating
- Courtyard Garden
- Ideal Investment Opportunity
- No Upward Chain
- Leasehold / Council Tax Band A / EPC Rating C

Cheffins are delighted to offer to the market this well presented ground floor apartment benefitting from a courtyard garden and located close to the city centre of Ely.

The property comprises of an open plan kitchen/dining/living area with doors leading out to the courtyard garden. There is also a 3-piece bathroom fitted as well as 2 double bedrooms.

The property benefits from under floor heating and is available for sale with no upward chain.

2 1 1

Guide Price £210,000





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.

KITCHEN / LOUNGE / DINING ROOM

With door to front aspect, kitchen area fitted with a range of base and wall units, cupboards and drawers with work surfaces over, stainless steel sink unit with mixer tap double oven, 5-ring gas hob, space for fridge/freezer, plumbing for washing machine, window to rear and doors to rear leading into a small courtyard garden.

BATHROOM

Fitted with a 3-piece suite comprising low level WC, wash hand basin in vanity unit, panelled bath with shower over and shower screen, extractor fan, boiler.

BEDROOM 1

With window to front

BEDROOM 2

With window to front.

OUTSIDE

There is a small paved courtyard garden to rear enclosed by timber fencing.

TENURE

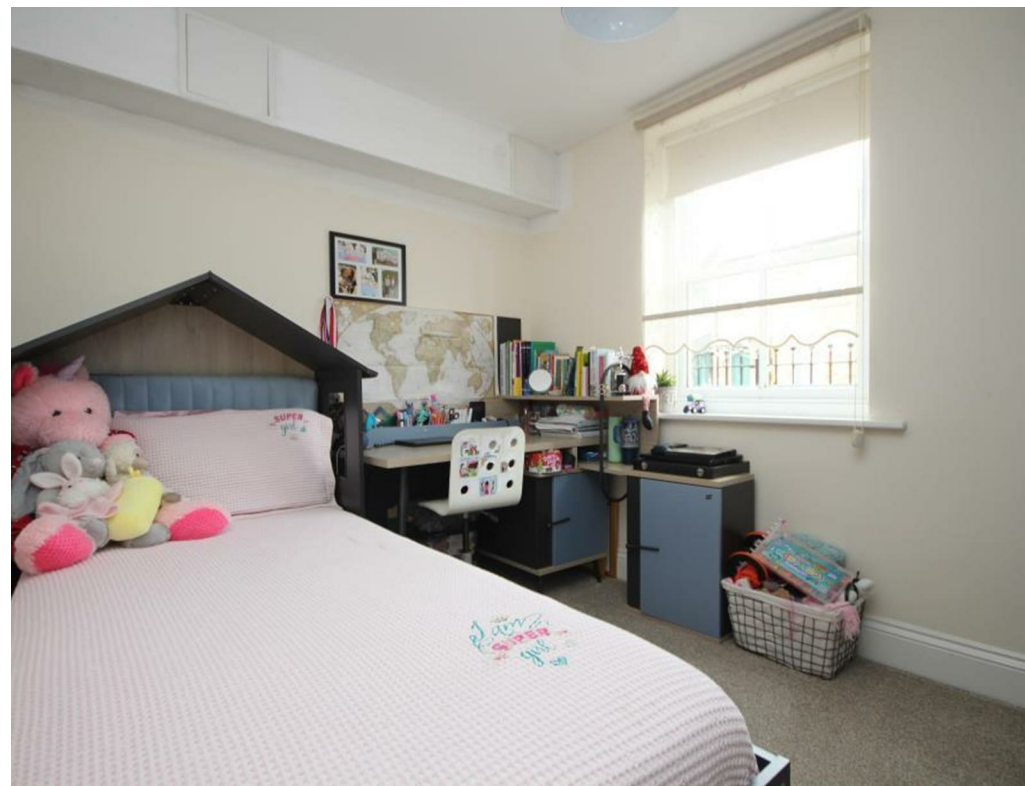
Leasehold. We understand the original 125 year

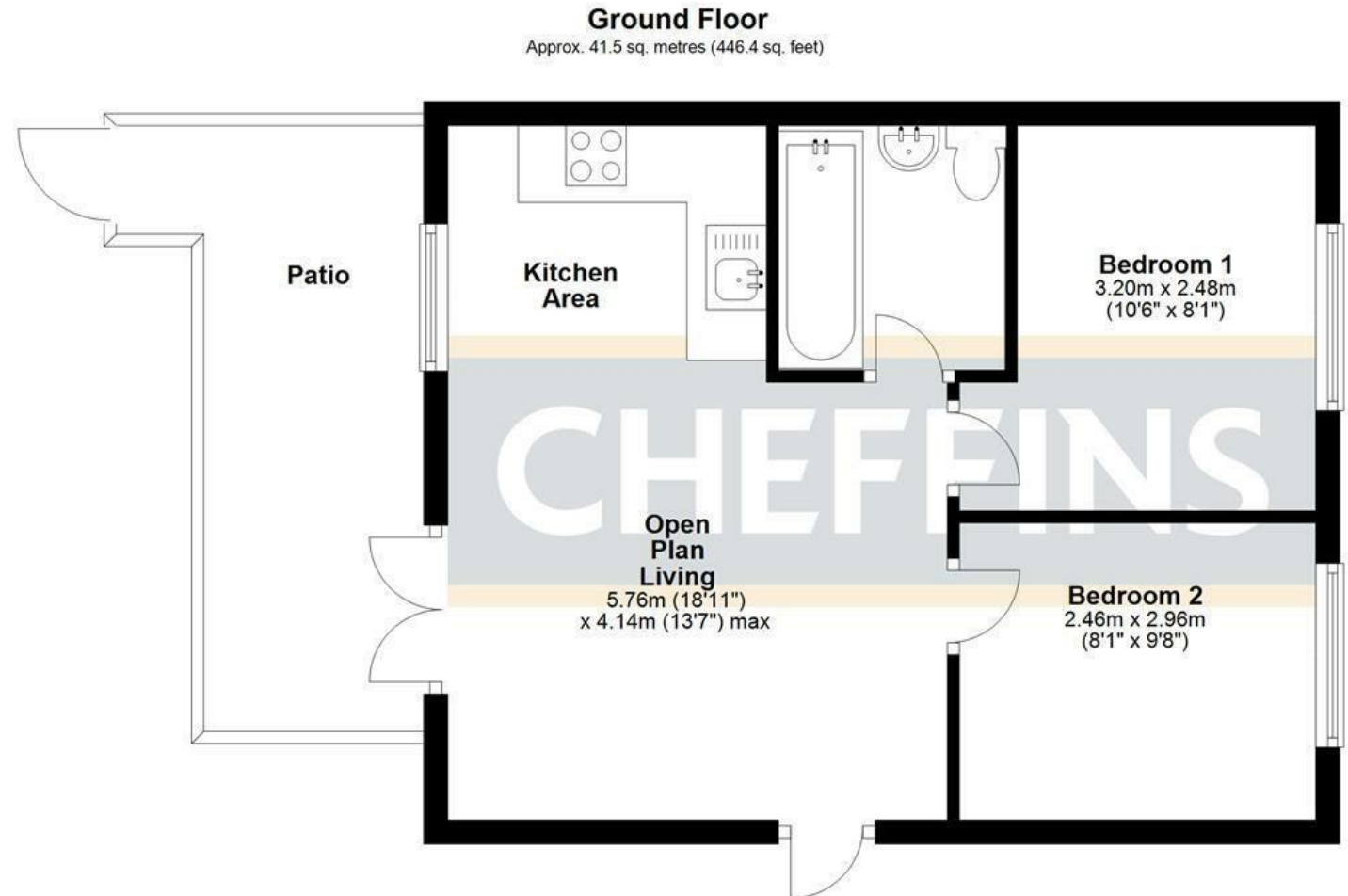
lease commenced in 2006.

We are advised there is a ground rent payable currently in the sum of £50.00 per annum and an annual service charge currently of £825.00 per annum.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Total area: approx. 41.5 sq. metres (446.4 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	72	77
EU Directive 2002/91/EC		

Guide Price £210,000

Tenure - Leasehold

Council Tax Band - A

Local Authority - East Cambs District Council

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

25 Market Place, Ely, CB7 4NP | 01353 654900 | cheffins.co.uk

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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