



Forehill, Ely, CB7 4HG



# Forehill

Ely,  
CB7 4HG

2 1 1

**Guide Price £295,000**

- Luxury Second Floor Apartment
- Central City Location
- 2 Double Bedrooms
- Open Plan Lounge / Kitchen
- 3-Piece Bathroom Suite
- Secured Under Cover Parking Space
- Leasehold / Council Tax Band A / EPC Rating D

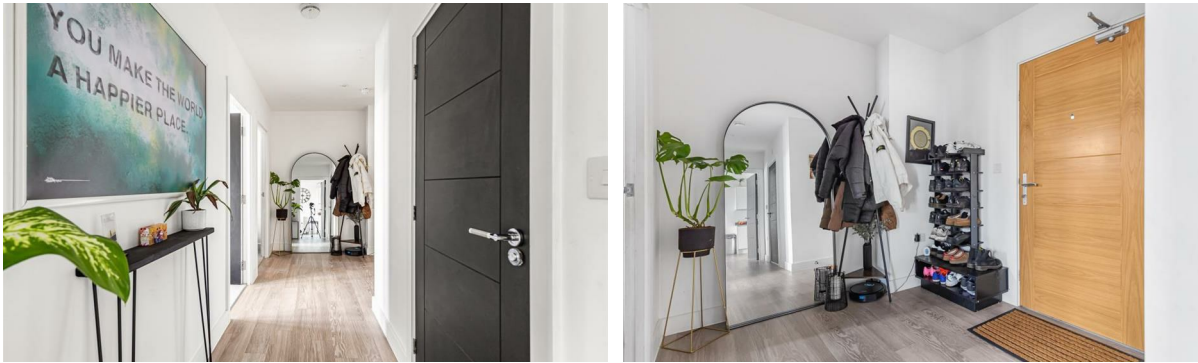
Cheffins are delighted to offer to the market this well presented second floor apartment, located centrally within the popular City of Ely.

The property comprises 2 double bedrooms, a 3-piece bathroom suite and an open plan lounge/kitchen/dining room with Juliet balcony. Outside there is secure under cover parking and the use of communal cycle and bin stores.

The property is located in close proximity to amenities and only a short walk to the riverside and mainline railway station.

For further information or to arrange a viewing, please contact us today.





## 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 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.

**HALLWAY**

With door to front, doors to living area, bathroom and bedrooms.

**BEDROOM 2**

With window to rear, radiator.

**BEDROOM 1**

With doors to rear onto a Juliet balcony, radiator.

**BATHROOM**

Fitted with a 3-piece suite comprising of low level WC, vanity wash hand basin and panelled bath with shower and shower screen. There is also a heated towel rail.

**OPEN PLAN LOUNGE / KITCHEN / DINING**

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, single oven, 4-ring electric hob with extractor hood over, inset stainless steel sink unit with mixer tap, integrated fridge/freezer, integrated dishwasher, airing cupboard housing the boiler, door to rear onto a Juliet balcony, radiator.

**OUTSIDE**

There is 1 allocated covered secure off road

parking space and the property benefits from the use of covered communal cycle and bin stores

**TENURE**

Leasehold. We understand there are approximately 994 years remaining of the original 999 year lease.

We understand there is a combined service charge/ground rent payable currently in the sum of £1300.34 per annum payable to HML Group.

**VIEWING ARRANGEMENTS**

Strictly by appointment with the Agents.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		60	60
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

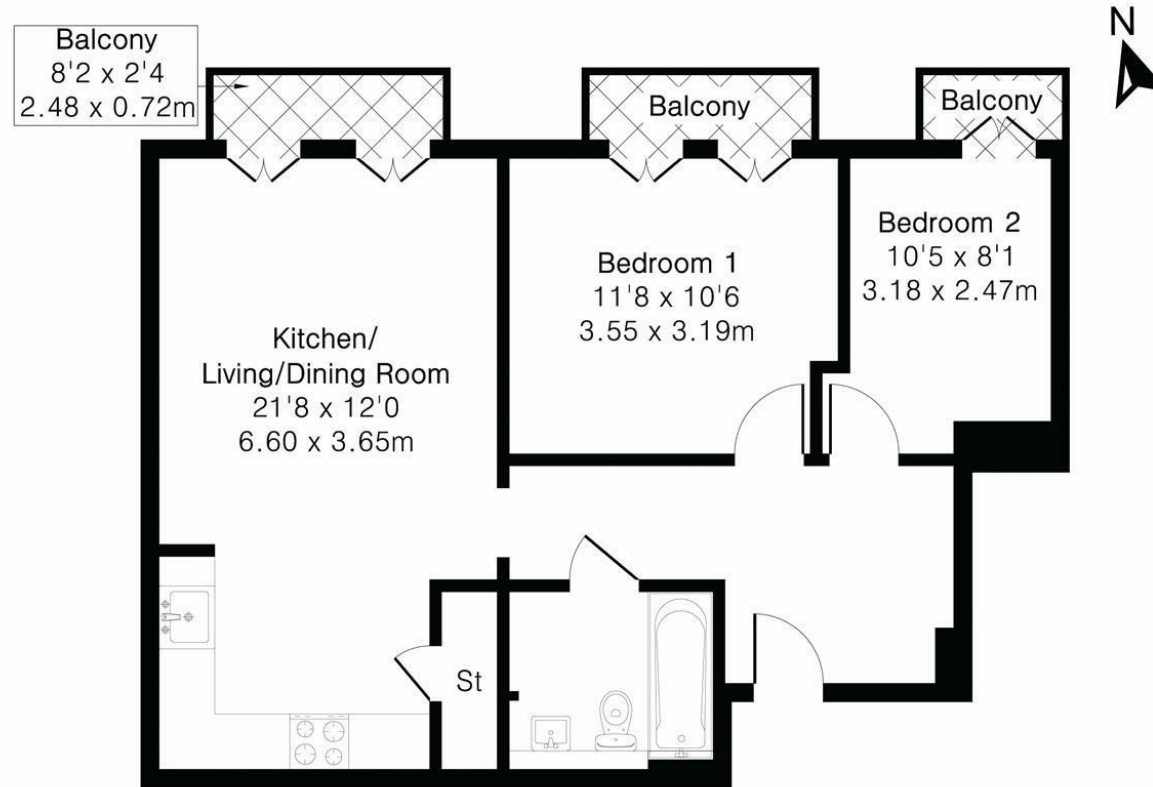


Guide Price £295,000  
 Tenure - Leasehold  
 Council Tax Band - A  
 Local Authority - East Cambs District Council





Approximate Gross Internal Area 620 sq ft - 58 sq m



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.



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.

