



Missin Gate, Ely, CB7 4FW

**CHEFFINS**



## Missin Gate

Ely,  
CB7 4FW

- Central location in the city of Ely and close proximity to the railway station
- Beautifully presented throughout
- Deceptively spacious
- Two bedrooms
- Allocated parking space
- LEASEHOLD / COUNCIL TAX A / EPC C

Cheffins are delighted to offer to the market this modern 2 bedroom apartment located just outside the city centre of Ely. The property comprises of entrance hall, 2 double bedrooms, bathroom, kitchen with integrated appliances and lounge/diner. Outside the property there is an allocated parking space.

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**Guide Price £245,000**





## 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 storage cupboard.

## LIVING ROOM

Two double glazed windows, under floor heating

## KITCHEN

Double glazed window, fitted with a range of base and wall units, cupboards and drawers with worksurfaces over, integrated electric oven, gas hob, extractor hood, under floor heating

## BEDROOM ONE

Double glazed window and built in wardrobe. under floor heating

## BEDROOM TWO

Double glazed window, under floor heating

## BATHROOM

Double glazed window, low level WC, wash hand basin and bath with shower over, under floor heating

## OUTSIDE

Covered allocated parking space.

## TENURE

Leasehold. We understand the original 125 year lease commenced in January 2007. We believe there is a combined ground rent/service charge of £1198.1 per annum

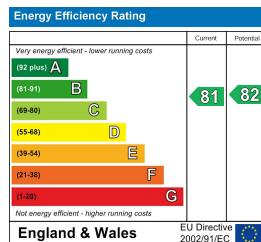
## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.









Guide Price £245,000

Tenure - Leasehold

Council Tax Band -

Local Authority - East Cambridgeshire 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](http://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.

