

Red Admiral Street, Ely,  CB7 4FU

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# Red Admiral Street

Ely,
CB7 4FU

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## Guide Price £120,000

- No Forward Chain
- Shared Ownership (40% offered with an option to staircase to 100%)
- Two Double Bedrooms
- Off Road Parking For Two Cars
- Generous Rear Garden
- Remainder Of HBC Warranty
- Leasehold / Council Tax C / EPC B

** No Forward Chain **



Cheffins are delighted to offer to the market this modern and beautifully presented semi-detached home, situated on a sought-after Redrow Homes development within the popular Cathedral City of Ely.

Offering deceptively spacious accommodation arranged over two floors, the property comprises a welcoming entrance hall, a well-appointed fitted kitchen with integrated appliances, a convenient ground floor cloakroom, and a generous lounge/dining room to the rear with direct access to the garden. To the first floor are two well-proportioned double bedrooms and a modern three-piece family bathroom. Externally, the property benefits from two off-road parking spaces to the front. The enclosed rear garden is predominantly laid to lawn and features an extended paved patio area together with gated side access.

Further advantages include the property being offered for sale with no forward chain and available on a 40% shared ownership basis, presenting an excellent opportunity for first-time buyers. There is also the option to acquire additional shares through staircasing, up to 100% ownership.

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

**ENTRANCE HALL**
With door to front, stairs leading to the first floor, under stairs storage cupboard and radiator.

**KITCHEN**
Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, stainless steel sink, integral single oven, four ring gas hob with stainless steel extractor hood over with stainless steel splash back, integral fridge freezer, plumbing for washing machine, window to front and ceiling extractor fan.

**SITTING / DINING ROOM**
With window to rear, radiator and door providing access to the garden.

**GROUND FLOOR CLOAKROOM**
Fitted with a two piece suite comprising low level WC and a pedestal wash hand basin, radiator, extractor fan and consumer unit.

**BEDROOM 1**
With window to rear, freestanding wardrobes and radiator.

**BEDROOM 2**
With window to front, loft access and radiator.

**BATHROOM**
Fitted with a three-piece suite comprising low-level WC, pedestal wash hand basin and a panelled bath with shower over and shower screen, heated towel rail, shaving socket, an extractor fan and window to front.

**OUTSIDE**
To the front is a block paved parking area for two cars with path leading up to the front door.

To the rear is a mainly laid to lawn with extended paved patio, timber shed and gated access to the side.

**TENURE**
Housing Association: Clarion.
Tenure: Leasehold (250 years from 01/04/2023). Freehold transferred on 100% ownership.
Minimum Share: 40% (£120,000). The housing association will expect that you will purchase the largest share affordable.
Shared Ownership Rent: £489.01 per month (subject to annual review).
Service Charge: £45.70 per month (subject to annual review).
Guideline Minimum Income: Dual - £35,300 | Single - £41,500 (based on minimum share and 10% deposit).
Council Tax: Band C, East Cambridgeshire District Council. Priority is given to applicants living and/or working in this local authority.

**VIEWING ARRANGEMENTS**
Strictly by appointment with the Agents.



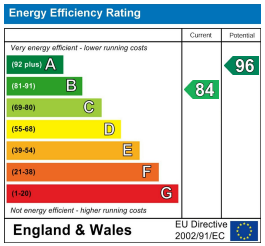










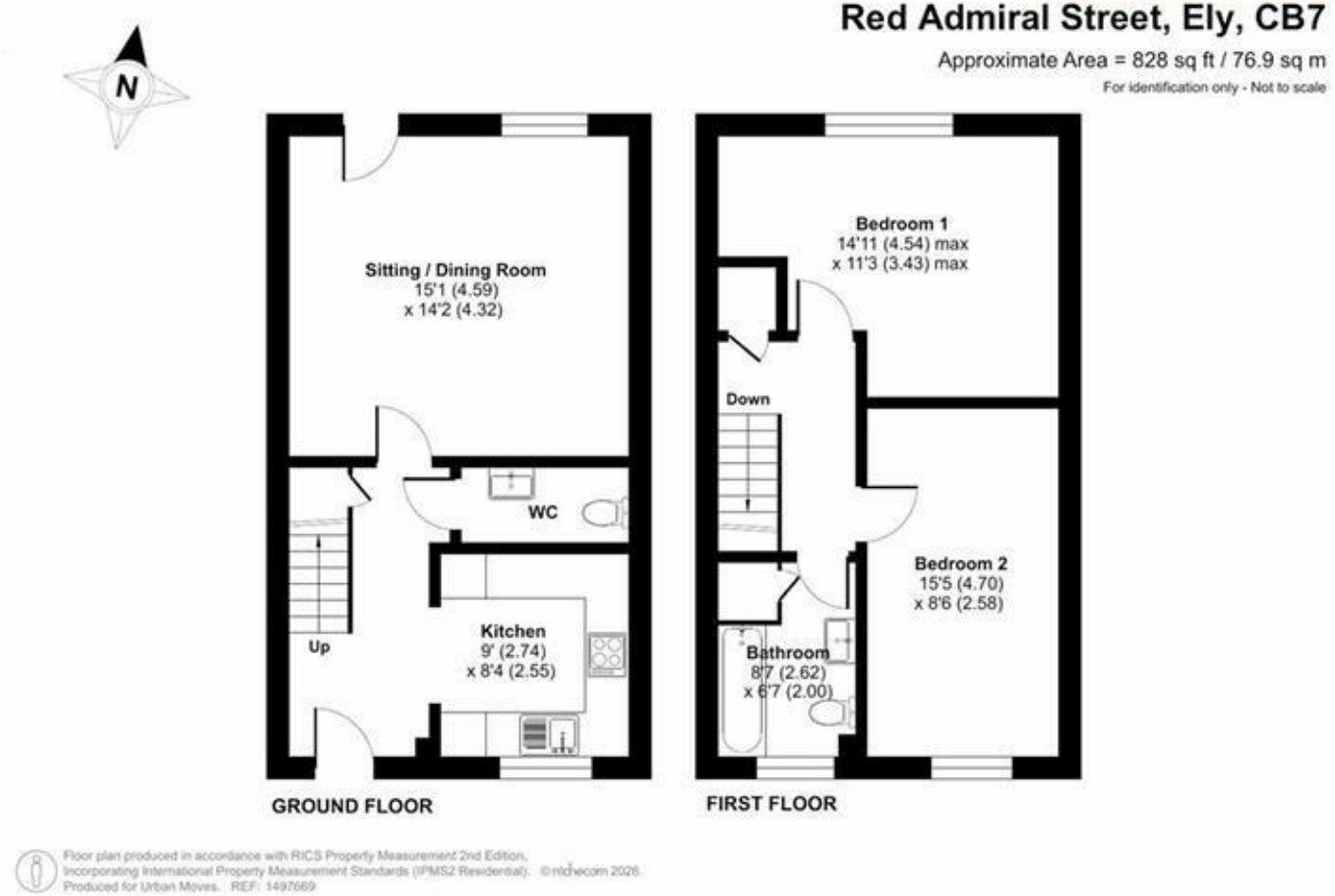



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# Red Admiral Street, Ely, CB7

Approximate Area = 828 sq ft / 76.9 sq m

For identification only - Not to scale




Guide Price £120,000

Tenure - Leasehold

Council Tax Band - C

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: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.