



2 Broad Street East, Ely, CB7 4FJ

CHEFFINS

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Ely,
CB7 4FJ

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Guide Price £375,000

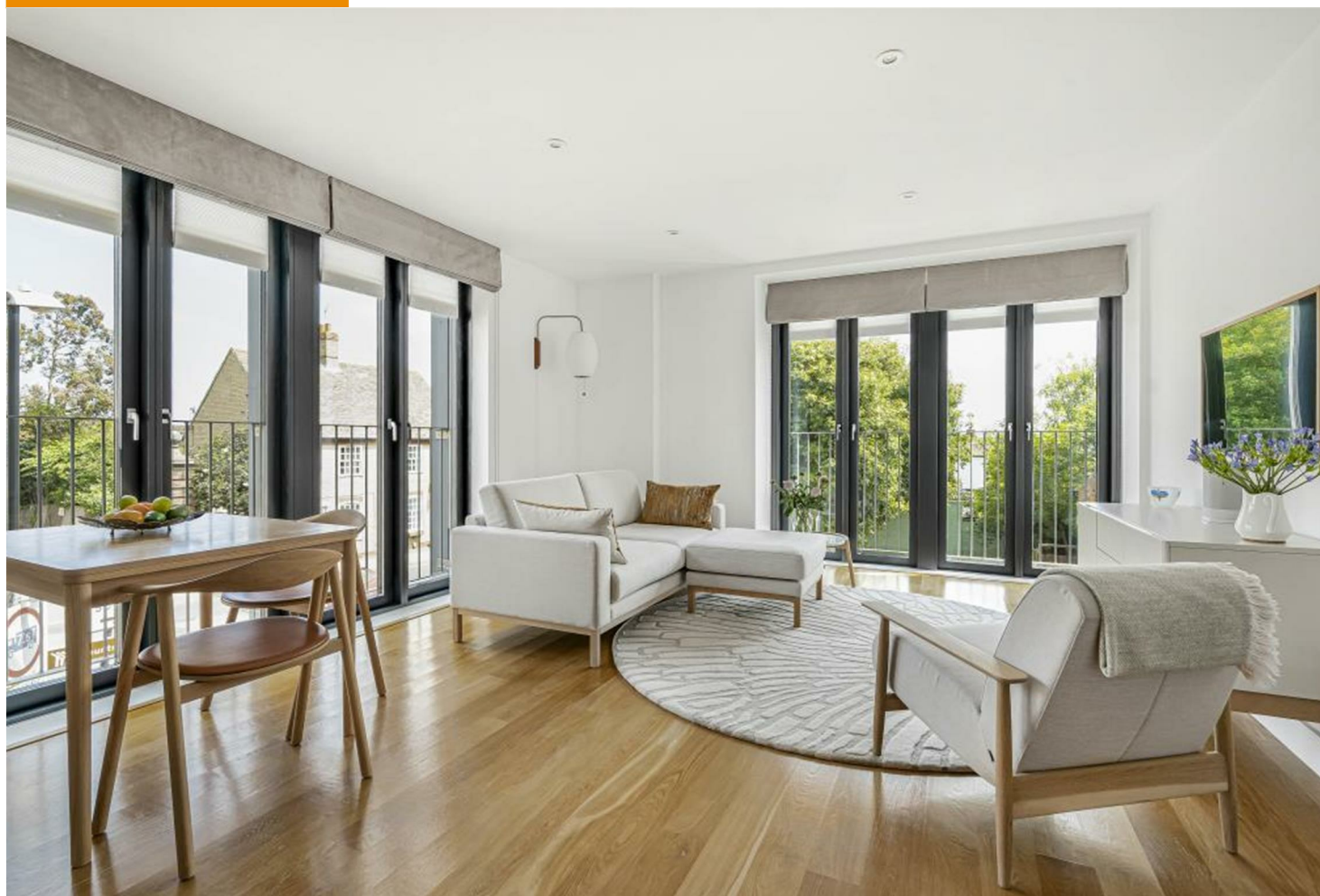
- Stunning First Floor Apartment
- Significantly Upgraded Throughout
- 2 Bedrooms
- Open Plan Kitchen/Dining/Living Room
- Refitted Kitchen, Ensuite & Shower Room
- Central Location Convenient for Railway Station & King's School
- Allocated Parking / No Upward Chain
- Leasehold / Council Tax Band A / EPC Rating D

A beautifully presented centrally located first floor apartment within walking distance of the railway station, which has been comprehensively refurbished and upgraded throughout by the current owner.

The property forms part of a larger conversion completed in 2022 and is offered with no upward chain. The extensive upgrading has included replacing the kitchen to include Miele appliances, replacing the bathroom with suites and tiles from Porcelanosa, together with new flooring, blinds and decorating throughout.

To fully appreciate the high quality fittings and specification a viewing is highly recommended.

Comprises entrance hall, open plan kitchen/dining/living room, 2 bedrooms (1 with ensuite) and separate shower room. The property has the added benefit of an allocated parking space to the rear.





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.

COMMUNAL HALL

With lift and stairs leading to the first floor.

ENTRANCE HALL

With hardwood flooring, cupboard with light and housing the hot water cylinder and water softener, additional shelved cupboard, radiator.

SHOWER ROOM

Refitted Porcelanosa suite comprising walk-in shower with stone resin non-slip tray, wall-hung 2-drawer vanity unit with basin, built-in WC, Porcelanosa tiling, fitted mirror with lighting, deep shelved cupboard, heated towel rail.

KITCHEN / DINING / LIVING ROOM

Kitchen Area. Refitted with a range of contemporary wall and base level storage units and drawers, together with Silestone worktop and under mounted sink, fitted energy efficient and quiet Miele appliances including combination microwave/oven, induction hob, dishwasher, fridge and freezer, utility cupboard with Miele washing machine and tumble drier, pantry cupboard with pull-out drawers and bin drawer with removeable recycling bins, hardwood flooring. Leading into:

Dining/Living Area. With French doors to front and side aspects with Juliet balconies with custom made thermal blinds and additional black-out roman blinds, fold-down computer desk, hardwood flooring, radiator.

BEDROOM 1

With tall custom made mirror with concealed cosmetics drawers, range of fitted wardrobes with built-in drawers, 2 sets of French doors with custom made thermal blinds and additional black-out roman blinds, hardwood flooring, radiator.

ENSUITE

Refitted with a superb Porcelanosa suite consisting of a bath with shower above, wall-hung 2-drawer vanity unit with wash basin, built-in WC, mirror with lighting, Porcelanosa tiling, corner cabinet, heated towel rail.

BEDROOM 2

With French doors with Juliet balcony with custom made thermal blinds and additional black-out roman blinds, hardwood flooring, radiator.

OUTSIDE

To the rear of the building there is a residents car park with the apartment having an allocated space.

AGENTS NOTE

The property has the benefit of a 'Nest' controlled heating system.

TENURE


Leasehold. We understand the original 999 year lease commenced on the 1st January 2021.

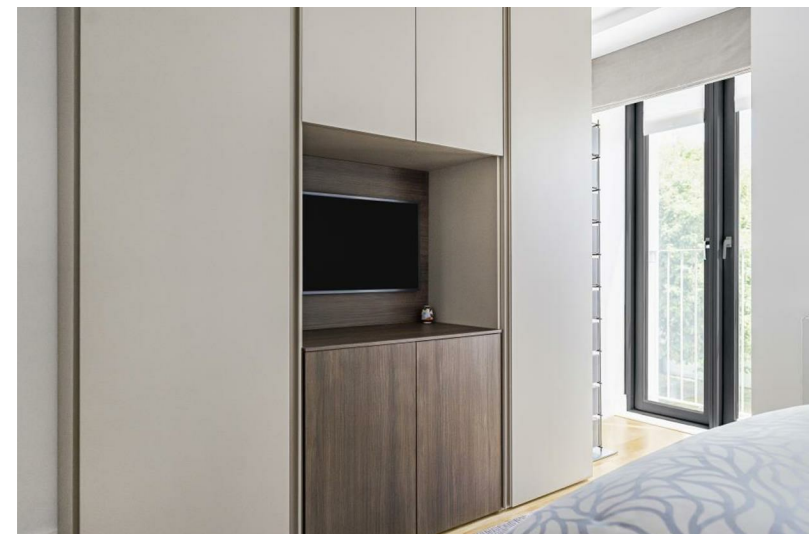
The vendors advise that there is a £0 'peppercorn' ground rent and a service charge payable currently in the sum of £2,175.67 per annum.

VIEWING ARRANGEMENTS

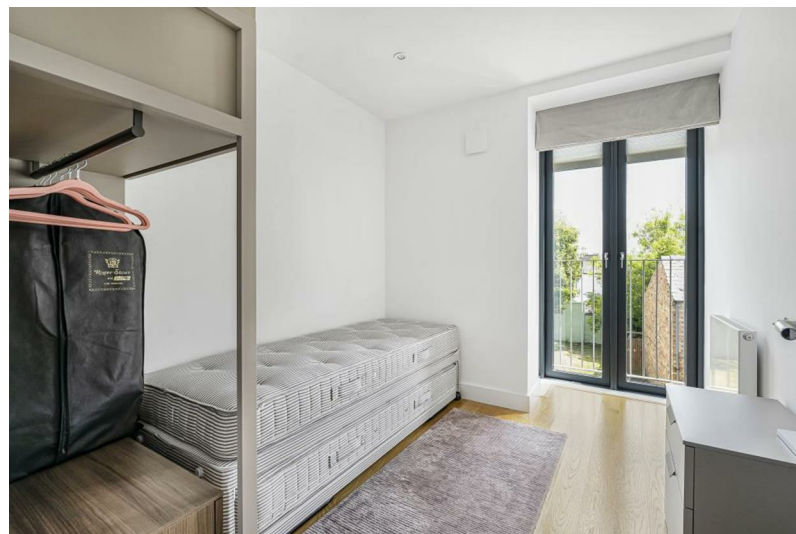
Strictly by appointment with the Agents.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	57
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

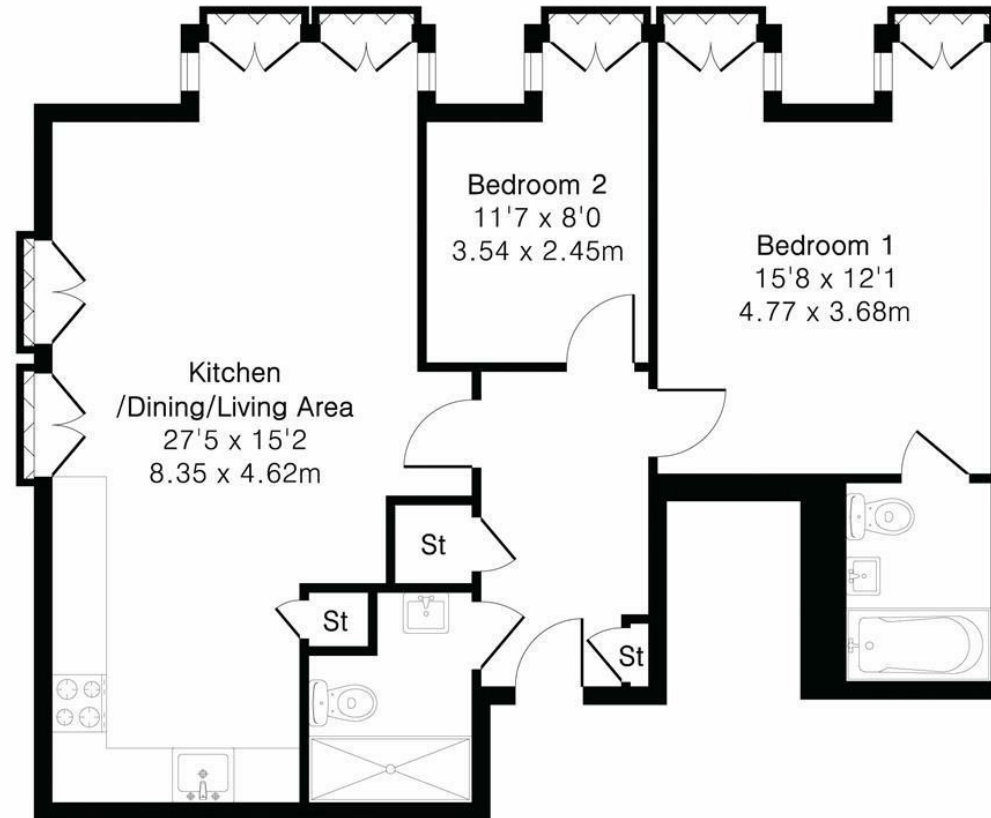


Guide Price £375,000
Council Tax Band - A
Local Authority - East Cambs District Council





Approximate Gross Internal Area 760 sq ft - 71 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



CHEFFINS

Agents note:

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.

CHEFFINS