



Tower Court, Ely CB7 4XS

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Residential sales, lettings & management

Tower Court, Ely Cambridgeshire CB7 4XS

A charming two bedroom property with ground floor open plan living situated in the exclusive Tower Court development close to the City Centre and within walking distance of the Railway Station.

- Modern Mews House Conversion
- 'L' Shaped Living Room & Kitchen
- Two Bedrooms
- Bathroom
- Communal Gardens
- Allocated Parking Space
- Further Visitor Parking Available
- Original Structure Dating Back to the 1800's

Guide Price: £194,950



ELY Home to a world famous 900 year old Cathedral, the historic city of ELY lies on the river Great Ouse probably no more than 15 miles from the City of Cambridge. There are a very good range of shopping facilities within the centre itself including a market which takes place on both Thursdays and Saturdays. A comprehensive range of local schooling is available. The area boasts a number of sporting facilities including an 18 hole golf course, indoor swimming pool, gymnasium and squash club whilst socially there are an excellent variety of pubs and restaurants, including the new Ely Leisure Village anchored by a 6 screen Cineworld with family restaurants and take-aways. There are also the most wonderful countryside walks the Fen has to offer. Ely is unsurprisingly very popular with commuters due to its excellent road and rail links. The A10 links the two cities from which links to the A14 and M11 provide routes to London (70 miles) and the rest of the country. From Ely's mainline rail station Cambridge can be reached in approximately 17 minutes with London beyond (Kings Cross / Liverpool Street) which can be accessed within 1 hour 15 minutes.

SHARED ENTRANCE LOBBY with door to front, door leading to No. 58.

ENTRANCE HALL with radiator, leading to:-

'L' SHAPED OPEN PLAN LIVING AREA 15' 5" x 9' 5" (4.70m x 2.89m) and 9' 3" x 8' 7" (2.82m x 2.62m)
The main living space has double glazed windows to front and side aspects, radiator, useful understair storage cupboard, staircase rising to first floor, laminate flooring which continues to the Kitchen area.
Kitchen area fitted with a range of wall and base units with worktop space over, tiled splashbacks, inset stainless steel sink unit with mixer tap over, four ring gas hob with pull-out extractor canopy over, built-in oven, wall mounted Worcester boiler (installed 2018), space for fridge freezer, plumbing for washing machine.

FIRST FLOOR LANDING with access to loft, radiator.

BEDROOM ONE 9' 9" x 8' 0" (2.99m x 2.45m) with double glazed box bay window to side, built-in double wardrobe with sliding mirrored doors, overhead storage and hanging space, built-in shelving to side. Radiator.

BEDROOM TWO 10' 0" x 6' 6" (3.05m x 2.00m) with double glazed window to front. Radiator.

BATHROOM

Fitted with a three piece suite comprising low level WC, wash hand basin, bath with separate shower over, tiled splashbacks, heated towel rail, shaver point, vinyl flooring.

EXTERIOR

Tower Court is a private development which is managed and fees apply. To the front are communal lawned gardens with seating area, allocated parking space (number 5).

Tenure - Leasehold – 125 year lease commenced in 1998 (103 years remaining)

Ground Rent - £200 pa approx.

Maintenance Charges - £550 pa approx.

Council Tax - B

Viewings - By Arrangement with Pocock & Shaw
Tel: 01353 668091
Email: ely@pocock.co.uk
www.pocock.co.uk

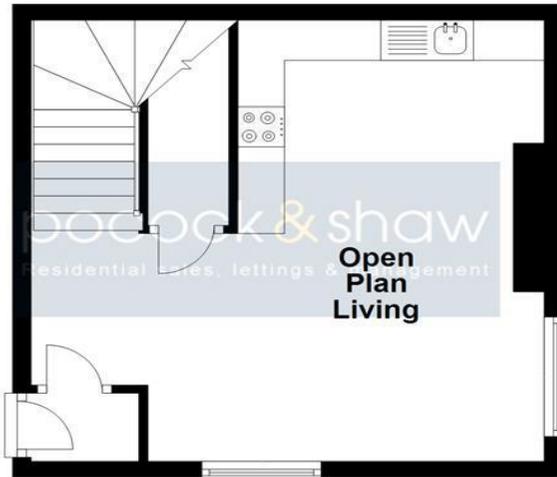
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Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		89	(92-100) A		89
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D		69	(55-68) D	68	
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of this floor plan, all details are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances, if shown, have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

