



Winfarthing Court, Ely, CB7 4EZ

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Winfarthing Court, Ship Lane Ely, Cambridgeshire CB7 4EZ

A well proportioned two bedroom first floor apartment which lies in a convenient position less than half a mile from the mainline railway station and City centre in the highly sought after waterside area.

- First Floor Apartment
- Entrance Hall
- Open Plan Kitchen/Living Room
- Two Bedrooms
- Bathroom
- Reserved Parking Space
- Within Easy Access of the City centre, the Waterside and Railway Station
- No Upward Chain

Guide Price: £200,000



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.

ENTRANCE HALL

Entrance door with glazed insets, radiator, wall mounted thermostat control, built-in cupboard housing hot water cylinder. Door through to:-

OPEN PLAN KITCHEN/LIVING ROOM 17' 1" x 16' 4" (5.21m x 5.00m max.)

Dual aspect room with four windows.

Kitchen area with a matching range of wall and base units in a natural finish with roll edge worksurfaces over and tiled splashbacks, inset 1 & 1/3 bowl stainless steel single drainer sink unit with mixer taps. Built in appliances include an electric oven/grill with four ring hob and extractor hood over, space & plumbing for washing machine and upright fridge freezer (subject to measurements), radiator.

BEDROOM ONE 10' 5" x 9' 11" (3.18m x 3.04m) with double glazed window. Radiator.

BEDROOM TWO 8' 6" x 6' 8" (2.6m x 2.05m) with double glazed window. Radiator.

BATHROOM with double glazed window. Fitted with a three piece suite in white comprising low level WC, panel enclosed bath and pedestal wash hand basin. Tiled splashbacks, radiator, vinyl flooring.

EXTERIOR

Reserved parking space.





| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 61 | 67 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Tenure - The property is leasehold - lease commenced on 1st January 2002 for 125 years (107 years remaining)

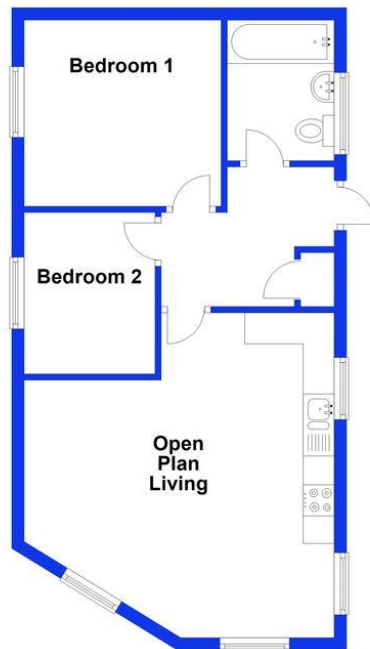
Maintenance / Service Charges - We have been notified by the current owners that the current charges are approx. £600per annum

Council Tax - Band A

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

Ref - GVD/6182

First Floor
 Approx. 47.8 sq. metres (514.6 sq. feet)



Total area: approx. 47.8 sq. metres (514.6 sq. feet)

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

