



Tower Court, Tower Road, Ely, CB7 4XS

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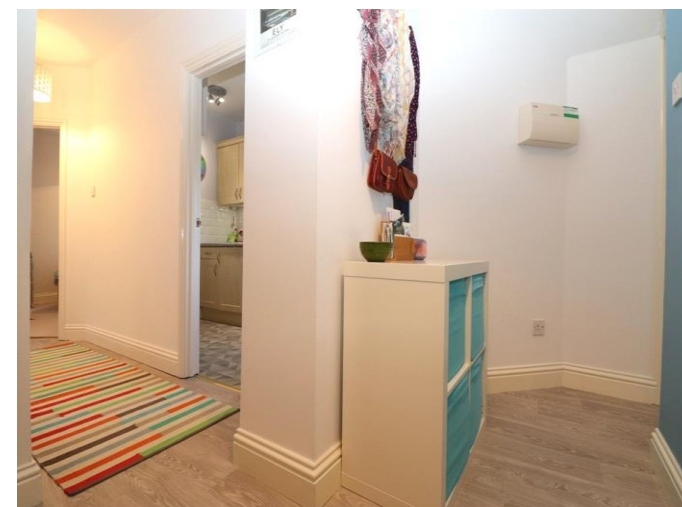
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Residential sales, lettings & management

Tower Court, Tower Road Ely, Cambridgeshire CB7 4XS

A beautifully presented quirky two bedroom second floor flat with excellent views all around and situated in the highly sought after Tower Court development close to the City Centre.

- Second Floor Apartment
- Entrance Lobby & Hall
- Two Bedrooms
- Kitchen
- Living Room
- Bathroom
- Communal Gardens
- Allocated Parking

Guide Price: £168,000



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.

COMMUNAL ENTRANCE HALL with door to outside and stairs rising to second floor.

SECOND FLOOR Entrance door to:-

INNER HALLWAY with wood effect vinyl flooring.

KITCHEN 12' 0" x 5' 6" (3.68m x 1.68m) Unusual shape room fitted with a range of matching wall and base units and complementary work surfaces, inset single drainer sink unit, electric oven, gas hob, gas boiler supplying central heating & hot water systems, space for fridge and freezer, plumbing for washing machine, vinyl flooring and window.

LIVING ROOM 16' 4" x 9' 3" (4.98m x 2.84m) Irregular shape room with telephone point, television point, window and radiator.

BEDROOM ONE 12' 4" x 9' 3" (3.76m x 2.84m) Irregular shape room with television point, window and radiator.

BEDROOM TWO 13' 8" x 10' 11" (4.19m x 3.35m) Irregular shape room with laminate flooring, telephone point, window and radiator.

BATHROOM

Fitted with a three piece suite comprising panel enclosed bath with shower attachment, low level WC, pedestal wash hand basin, extractor fan and radiator.

EXTERIOR

The property has access to the communal gardens and allocated parking. There are also further areas for visitors to park in.

TENURE - The property is leasehold
Original 125 year Lease as from December 1998.
Ground Rent of Approx. £100 pa
Maintenance Charges of Approx. £1,182 pa

COUNCIL TAX - Band B **EPC** - D (65/74)

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

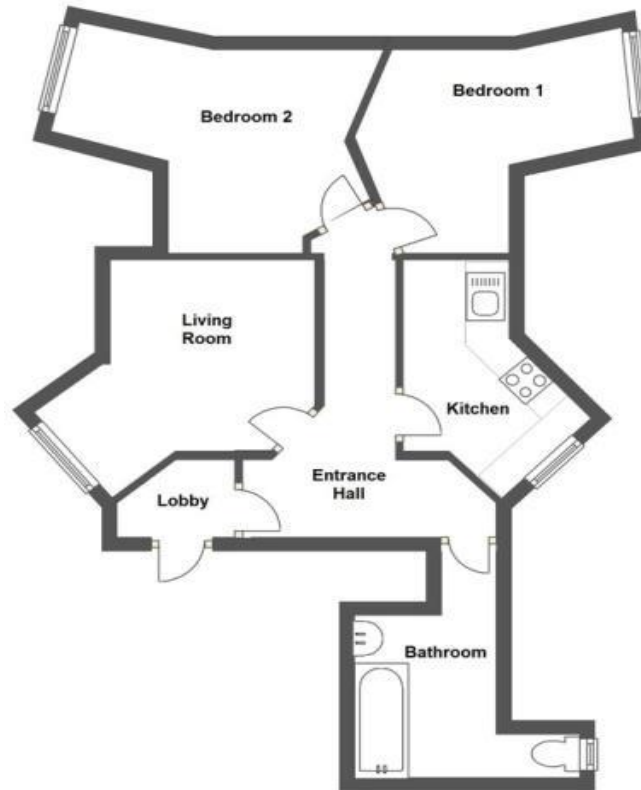
REF - MJW/6224





Second Floor

Approx. 45.5 sq. metres (489.7 sq. feet)



Total area: approx. 45.5 sq. metres (489.7 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

