



Tower Court, Tower Road, Ely, CB7 4XS

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Tower Court, Tower Road Ely, Cambridgeshire CB7 4XS

A charming one bedroom second floor apartment situated in the highly sought after Tower Court development close to the City centre and the railway station.

- Communal Entrance Lobby
- Open Plan Living & Kitchen
- Bedroom
- Shower Room
- Communal Gardens
- Allocated Parking
- No Upward Chain

Guide Price: £145,000



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 LOBBY with stairs rising to both first and second floors.

ENTRANCE HALL with wall mounted fuse box, shelving and hanging rail, radiator.

OPEN PLAN LIVING AREA

16' 2" x 12' 4" (4.95m x 3.77m)

KITCHEN AREA

Fitted with a range of wall and base units with work top space over, inset stainless steel sink unit, four ring gas hob and single oven, plumbing for washing machine, space for fridge, wall mounted gas boiler serving the central heating and hot water systems, vinyl flooring.

SITTING ROOM AREA

Dual aspect with fantastic views over towards St Johns Road and to the entrance of Tower Court. Radiator, shelving, wall mounted door intercom.

BEDROOM 11' 3" x 8' 0" (3.45m x 2.46m) with window to side, radiator, fitted furniture comprising wardrobe, overhead storage and dressing table. Airing cupboard housing water cylinder.

SHOWER ROOM

Fitted with a three piece suite comprising low level WC, wash hand basin with tiled splashbacks and corner shower cubicle. Radiator, vinyl flooring.

EXTERIOR

The property has access to the communal gardens and allocated parking. Visitor parking is also available.

TENURE - The property is Leasehold.
Original 125 year Lease as from December 1998.
Ground Rent of Approx. £100 pa.
Maintenance Charges of Approx. £900 pa.

COUNCIL TAX - Band A

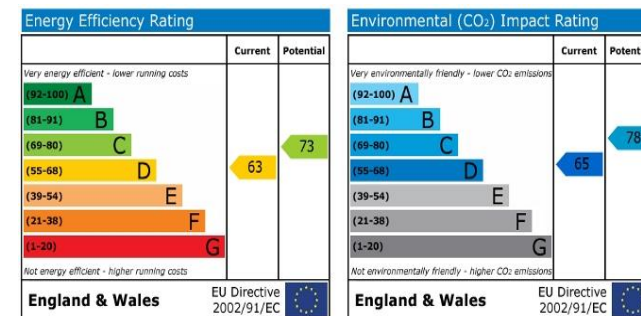
VIEWINGS - By Arrangement with Pocock & Shaw
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REF - MJW/6236





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

