



Kings Avenue, Ely, CB7 4QW

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Kings Avenue, Ely, Cambridgeshire CB7 4QW

A well appointed first floor two bedroom apartment in a popular location a little over a mile from the City centre and with the benefit of no upward chain.

- Communal Entrance
- Entrance Hall
- Living Room
- Fitted Kitchen
- Two Bedrooms
- Bathroom
- Electric Heating
- Allocated Parking Space
- No Upward Chain

Guide Price: £154,950



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 and 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

LIVING ROOM 14' 10" x 11' 0" (4.52m x 3.35m) with double glazed window to front, storage heater, electric fire with wooden surround.

KITCHEN 9' 9" x 6' 2" (2.97m x 1.88m) with double glazed window to rear. Fitted with a range of matching wall and base units with work surfaces over and inset stainless steel single drainer sink unit with mixer tap. Built in electric oven with four ring electric hob and extractor fan over.

BEDROOM ONE 13' 11" x 10' 4" (4.24m x 3.15m) with double glazed window to front, electric heater.

BEDROOM TWO 10' 2" x 7' 0" (3.1m x 2.13m) with double glazed window to rear, electric heater.

BATHROOM

Fitted with a three piece suite comprising panel enclosed bath with shower over, wash hand basin and low level WC.

EXTERIOR

Allocated parking space.

TENURE

The property is leasehold – The seller has notified us that the lease has 987 years remaining
Ground Rent - approximately £220 per annum
Communal Maintenance Charges - approximately £1,500 per annum

COUNCIL TAX Band A

VIEWINGS

By Arrangement with
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REF MJW/6412



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

