



Tower Court, Tower Road, Ely, Cambridgeshire CB7 4XS

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An immaculately presented one bedroom first floor apartment that has been greatly updated and improved throughout to a stylish modern contemporary design. A viewing is highly recommended.

- First Floor Updated Apartment
- Entrance Hall
- Open Plan Kitchen / Living Area
- Double Bedroom
- Shower Room
- Communal Gardens
- Allocated Parking
- Viewing Highly Recommended

Guide Price: £169,950



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 takeaways. 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 with entrance door, fitted book shelving and radiator.

OPEN PLAN LIVING AREA / KITCHEN 16'2" x 12'6" (4.93 m x 3.82 m) Boasting natural light via dual aspect windows with attractive outlooks. A superb bespoke fitted kitchen offers a single sink and drainer, fitted with a range of matching units including wall mounted, base units and drawers, fitted electric oven and hob, integral fridge and washing machine. Radiator.

BEDROOM 11'4" x 8'1" (3.46 m x 2.47 m) with bespoke fitted built-in wardrobes. Window overlooking side aspect with mature tree. Radiator.

SHOWER ROOM Fitted with a three piece suite comprising walk-in shower cubicle, low level WC and wash hand basin. Tiled surrounds, heated towel rail and storage cupboards.

EXTERIOR Communal gardens and allocated parking space.

Tenure The property is Leasehold
Lease remaining of 91 years

Ground Rent - approx. £200 pa

Service Charges – currently approx. £1300pa

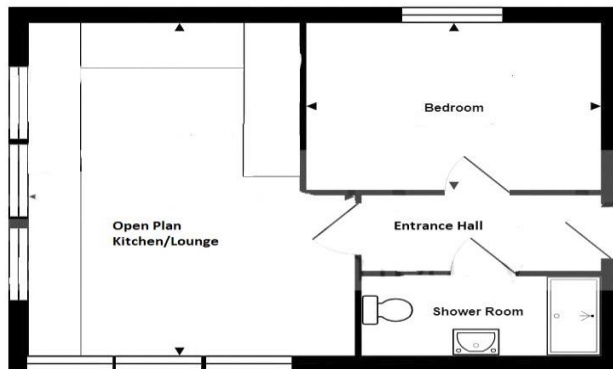
Council Tax Band A

EPC C (75/79)

Viewing By Arrangement with Pocock & Shaw
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Ref CWH/7080





About 33.1 m² ... 356 ft²

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.