



Downham Road, Ely, Cambridgeshire CB6 1AF

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Downham Road, Ely, Cambridgeshire CB6 1AF

A one bedroom first floor apartment situated close to the City centre and within walking distance of the mainline railway station. Ideal for investors or first time buyers.

- First Floor Apartment
- Entrance Lobby
- Sitting/Dining Room
- Kitchen
- Bedroom
- Shower Room
- Low Ground Rent & Service Charges
- Close to City Centre
- Ideal for Investors or First Time Buyers

Guide Price: £147,500



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 LOBBY with glazed door to front aspect, electric fuse box and staircase rising to first floor where there is a window to rear with views towards Ely Cathedral and door to:-

SITTING ROOM/DINING ROOM 13'1" x 12'5" (3.99 m x 3.79 m) minimum measurements. Two windows to front aspect. Radiator.

KITCHEN 8'0" x 6'0" (2.44 m x 1.84 m) Fitted with base units having work surfaces over, inset single drainer stainless steel sink unit with mixer tap, wall cupboards, space for cooker and fridge freezer (subject to measurements), wall mounted Vaillant gas boiler serving the central heating and hot water systems (installed in 2020). Window with views towards Ely Cathedral and radiator.

BEDROOM 9'1" x 8'0" (2.77 m x 2.45 m) with window to front aspect, radiator.

SHOWER ROOM Fitted with a three piece suite comprising low level WC, shower cubicle with electric shower and wash hand basin with mixer tap. Extractor fan, radiator.

EXTERIOR The current vendor parks to the front of the property.

TENURE The property is Leasehold with 92 years remaining. Ground Rent charge of approximately £10 per annum. Service Charge of approximately £64 per calendar month which includes buildings insurance.

Council Tax Band A

EPC E (46/76)

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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.