



1b Silver Street, Ely, CB7 4JF

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A first floor studio flat with double glazed windows,. The studio flat is only a five minute walk to the station and is close to both the riverside and centre of Ely. Suitable for sole occupancy only. 12 month minimum let. EPC E. Council Tax Band A. Available from Mid February 2025.

- ENTRANCE HALL
- BED SITTING ROOM
- LARGE STORAGE AREA
- BATHROOM
- KITCHEN
- ELECTRIC HEATING
- NO ALLOCATED PARKING
- NO PETS
- SUITABLE FOR SOLE OCCUPANCY ONLY

Rent: £625 PCM

Deposit: £721



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.

ENTRANCE HALL Wood front door opening onto stairs leading to first floor

BED SITTING ROOM 19'4" x 9'6" (5.90 m x 2.90 m) Wall mounted electric heaters, window to side aspect

STORAGE 10'2" x 6'11" (3.10 m x 2.10 m) Glass panels giving light from Sitting Room

BATHROOM 8'10" x 2'11" (2.70 m x 0.90 m) Shower enclosure, pedestal wash hand basin and low level WC. Window to side aspect.

KITCHEN 7'10" x 9'10" (2.40 m x 3.00 m) Stainless steel sink unit, range of base and wall units with work surfaces. Built in electric oven with ceramic hob and extractor fan over. Two large storage cupboards. Window to rear aspect.

NOTES This is a Non Managed Property. Suitable for sole occupancy only. No pets. Council Tax Band A.

Council Tax Band A

EPC E (42/71)

Viewing By Arrangement with Pocock & Shaw
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Ref JVD/6361

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.