



Missin Gate, Ely, Cambridgeshire CB7 4FW

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Residential sales, lettings & management



## 3 Missin Gate, Ely, Cambridgeshire CB7 4FW

A spacious one bedroom second floor apartment with two allocated parking spaces, overlooking Jubilee Park and within walking distance of the railway station, city centre and the river. EPC C(80). Available Early May.

- Entrance Hall
- Dual Aspect Living Room
- Fitted Kitchen
- Double Bedroom
- Two Allocated Parking Spaces
- Outside Storage Area
- Walking distance to the Station & River
- 12 Month Minimum Let

**Rent: £950 PCM**

**Deposit: £1096**



**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** Two double glazed windows facing front aspect, wood flooring, cupboard housing gas boiler.

**Dual Aspect Living Room** 21'1" x 11'0" (6.43 m x 3.36 m) Dual aspect room with double glazed window facing front aspect and double glazed window facing rear overlooking Jubilee park. Wood flooring and underfloor heating.

**Kitchen** Single drainer stainless steel sink unit with mixer tap. Range of base units with drawers and work surfaces over. Matching wall mounted cupboards, integrated fridge/freezer and washing machine. Four ring gas hob with extractor over and built in low level electric oven. Double glazed window facing rear aspect overlooking Jubilee Park.

**Bedroom** 11'6" x 11'0" (3.51 m x 3.36 m) Double glazed window facing rear aspect overlooking Jubilee Park. Underfloor heating.

**Bathroom** Comprising P shaped bath with half screen and shower over, low level WC, wash basin, fully tiled walls, underfloor heating.

**Exterior** Carport with two allocated parking spaces and lockable storage cupboard to the rear of the carport.

#### Notes

Council tax - Band A

EPC Rating - C (80)

This is a Non-Managed Property

Minimum 12 Month Let

#### Viewing

By Arrangement with Pocock & Shaw

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#### Ref

JVD/6245





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