



**The Apple Store, Barcham Road, Soham,
Ely, Cambs CB7 5TU**
www.pocock.co.uk



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A first floor open-plan apartment, situated on a working estate with views over a lake. Ideally suitable for single occupancy. EPC D (55). Available Immediately.

- ENTRANCE LOBBY
- OPEN PLAN LIVING ROOM WITH VIEWS OVER LAKE
- KITCHENETTE
- BEDROOM
- BATHROOM
- ELECTRIC HEATING
- OFF STREET PARKING
- USE OF LAUNDRY ROOM
- IDEALLY SUITED FOR SINGLE OCCUPANCY

Rent: £750 PCM

Deposit: £865



SOHAM is a small market town situated about 6 miles from Ely, 16 miles from Cambridge and 8 miles from Newmarket. It has a good range of shops, catering for day to day needs, including an Asda and Co-op. There are also recreational facilities and good educational outlets, including a Village college.

ENTRANCE LOBBY Staircase rising to first floor.

OPEN PLAN LIVING ROOM 17'5" x 12'8" (5.30 m x 3.86 m) Double aspect room with windows to side and front, with lovely views over the lake. Electric heater. Recess for double bed, door to balcony.

KITCHENETTE 9'5" x 4'10" (2.86 m x 1.48 m) Drawer and base units with work surfaces, wall mounted cupboards, electric cooker, double drainer stainless steel sink unit. Window to rear aspect.

BEDROOM 9'8" x 5'1" (2.95 m x 1.54 m) Fitted wardrobes and recessed dressing table. Window to front aspect.

BATHROOM Comprising bath with shower over, pedestal wash basin, low level WC and heated towel.

LAUNDRY ROOM In the courtyard is a room set up as a laundry and tenants' have use of a washing machine and tumble dryer.

OFF STREET PARKING

NOTES Unfortunately pets cannot be considered. This is a non-managed property.
EPC Rating D (55)
Council Tax Band A

VIEWING:

By appointment with Pocock & Shaw
Tel: 01353 668091
Email: ely@pocock.co.uk

REF JVD/5561



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.