



Holly Court, Newnham Street, Ely CB7 4PY

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Residential sales, lettings & management

Holly Court, Newnham Street, Ely, Cambridgeshire CB7 4PY

An opportunity to purchase an investment property, situated within the centre of the City of Ely.

Positioned behind the Atrium Gym, it is ideally placed to offer all the amenities within walking distance as well as having a low maintenance lifestyle.

- Ground Floor Studio Apartment
- Kitchenette, Living Area and Shower Room
- Central Location
- No Upward Chain

Guide Price: £85,000



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.

STUDIO ACCOMMODATION

LIVING AREA 20'1" x 14'11" (6.13 m x 4.54 m)

KITCHENETTE 7'2" x 4'5" (2.18 m x 1.34 m)

SHOWER ROOM

LEASE DETAILS

Lease of 99 years commenced December 1989 with 65 years remaining.

Ground Rent is approximately £50 per annum

Service Charge is approximately £200 per annum billed every January

Council Tax Band A

EPC E (39/80)

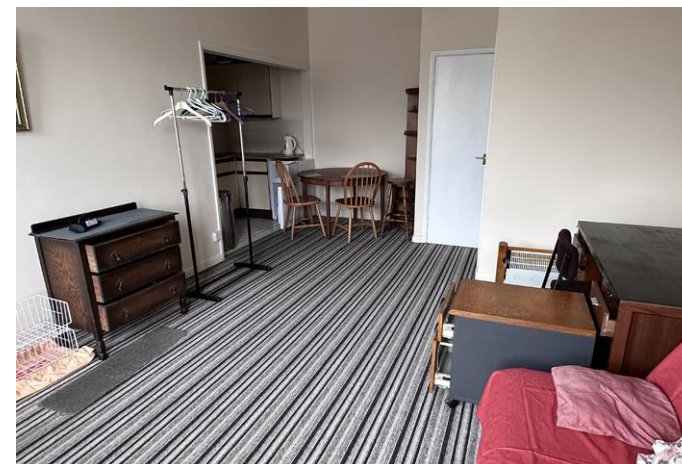
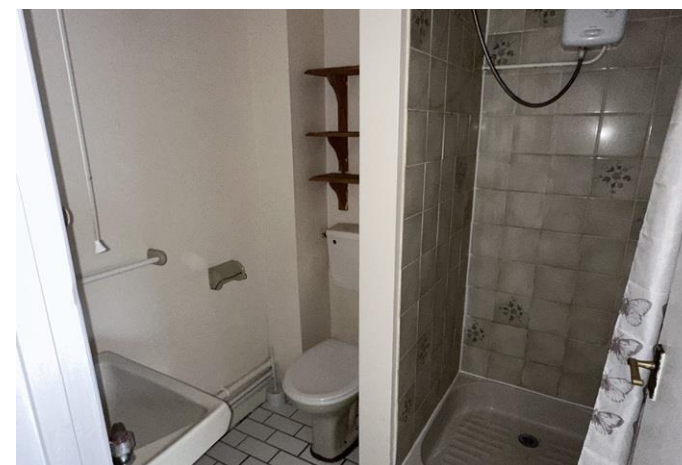
Viewing By Arrangement with Pocock & Shaw

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Ref GVD/6674



Floor Plan



NOT TO SCALE: For guidance purposes only

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.