



Brays Lane, Ely, CB7 4QJ

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Residential sales, lettings & management

## Brays Lane, Ely, Cambridgeshire CB7 4QJ

A delightful two double bedroom maisonette situated in a central location close to Waitrose and just a short walk from the Waterside and Ely mainline railway station.

- Second Floor Maisonette
- Entrance Hall
- Fitted Kitchen
- Sitting/Dining Room
- Two Bedrooms
- Bathroom
- Allocated Parking
- Electric Heating
- Central City Location

**Guide Price: £229,950**



**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 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 LOBBY** with door and steps leading down to Brays Lane. Steps leading up to the main living accommodation with door leading into:-

**HALLWAY** with wall mounted Technica electric radiator, storage cupboard.

**KITCHEN** 10' 5" x 8' 7" (3.18m x 2.64m) with velux window to front. Fitted with a range of matching wall and base units with drawers and worksurfaces over, tiled splashbacks, inset single sink unit and drainer with mixer taps over, fitted oven and hob with extractor fan over, integral dishwasher, plumbing for washing machine. Laminate flooring.

**SITTING/DINING ROOM** 18' 2" x 10' 2" minimum (5.54m x 3.1m) (18'2" x 12'8" maximum). with two velux windows to rear aspect, laminate flooring, electric radiator.

**BEDROOM ONE** 12' 7" x 8' 9" (3.86m x 2.67m) with electric heater, velux window to rear aspect.

**BEDROOM TWO** 9' 8" x 8' 9" (2.95m x 2.69m) with mirror fronted fitted wardrobe, velux window to rear aspect.

**BATHROOM** with velux window to front aspect. Fitted with a three piece suite comprising panel enclosed bath with shower attachment over, low level WC, pedestal wash hand basin, tiled surrounds, electric radiator and vinyl flooring.

**EXTERIOR** There is a built-in store and the allocated parking space is situated close by.

#### MATERIAL INFORMATION

Tenure	The property is leasehold
Length of Lease	964 years remaining
Annual Ground Rent	n/a
Ground Rent	
Review Period	n/a
Annual Service Charge	n/a
Service Charge	
Review Period	n/a
Shared Ownership	n/a
Council Tax Band	Band B

#### VIEWINGS

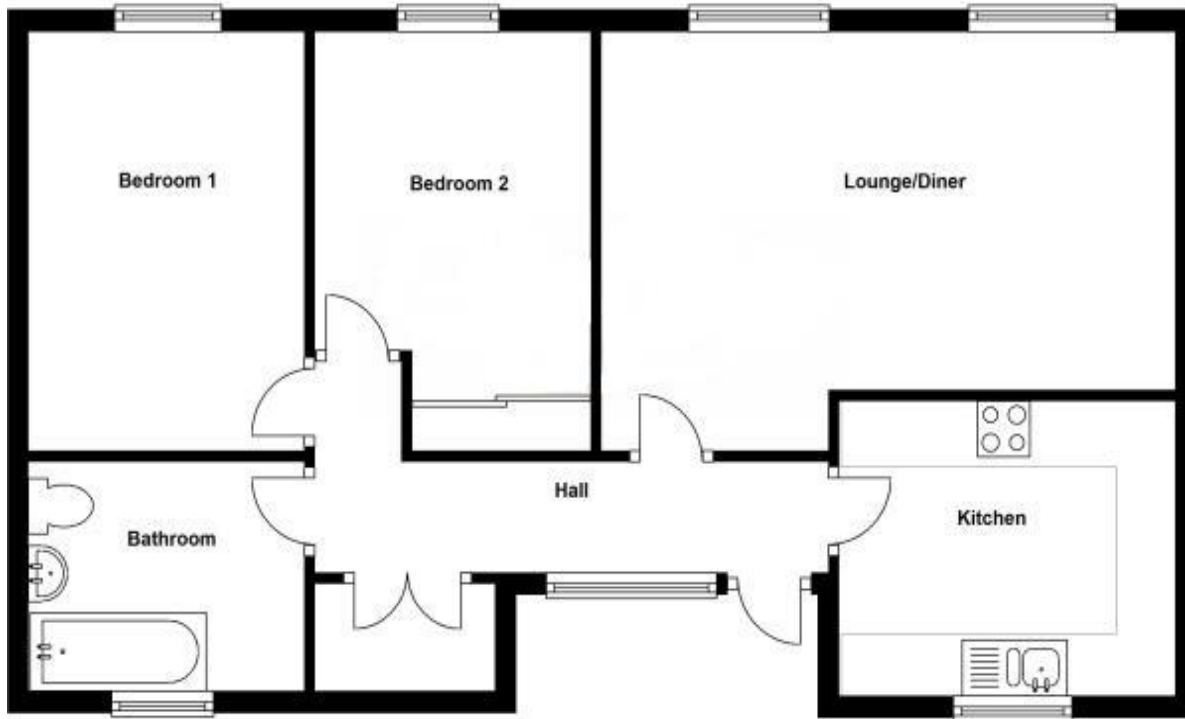
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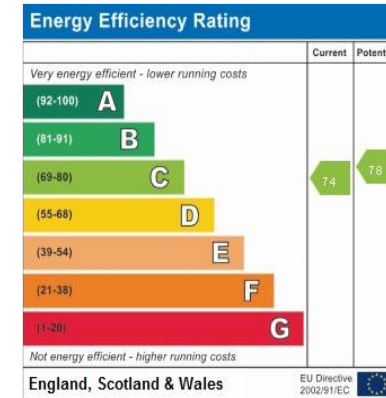
MJW/6558



**Second Floor**  
Approx. 61.7 sq. metres (663.6 sq. feet)



Total area: approx. 61.7 sq. metres (663.6 sq. feet)



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.

