



Winfarthing Court, Ship Lane, Ely, Cambridgeshire CB7 4EZ

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## Winfarthing Court, Ship Lane, Ely, Cambridgeshire, CB7 4EZ

A well appointed first floor two bedroom apartment which lies within the highly sought after waterside area of the City close to the River Great Ouse and Ely Marina, the mainline railway station and City centre.

- Communal Entrance
- Entrance Hall
- Living Room Opening to Kitchen/Breakfast Room
- Two Bedrooms
- Bathroom
- Reserved Parking
- No Upward Chain

**Guide Price: £205,000**



**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.

**PROPERTY** The property lies on the first floor on the right hand side as you scale the staircase and the accommodation comprises:-

**ENTRANCE HALL** with entrance door, radiator, cupboard housing the boiler serving the central heating and hot water systems. Door to:-

**LIVING ROOM** 12'4" x 11'7" (3.75 m x 3.53 m) with window to front. Radiator and opening to:-

**KITCHEN/BREAKFAST ROOM** 14'3" x 7'5" (4.34 m x 2.25 m) maximum narrowing in small part to 1.37m. Sash window, fitted with a matching range of wall and base units with three drawers, roll edge work surfaces over and tiled splashbacks. Inset I & 1/3 bowl single drainer sink unit with mixer tap. Untested cooking appliances include a four ring Neff electric hob with double oven/grill below and extractor hood over - all of which in a stainless steel finish. Plumbing and space for washing machine, further space for upright fridge freezer (subject to measurements).

**BEDROOM ONE** 9'10" x 9'8" (3.00 m x 2.95 m) with window, radiator, built-in double wardrobe with hanging rail and shelf over.

**BEDROOM TWO** 9'11" x 7'1" (3.01 m x 2.17 m) with double glazed window, built-in single cupboard with hanging rail and shelf. Radiator.

**BATHROOM** Suite comprising panel enclosed bath with fully tiled surround, mixer tap and shower attachment, pedestal wash hand basin and low level WC. Radiator, extractor fan.

**EXTERIOR** There is residents parking, lawned and gravelled communal areas.

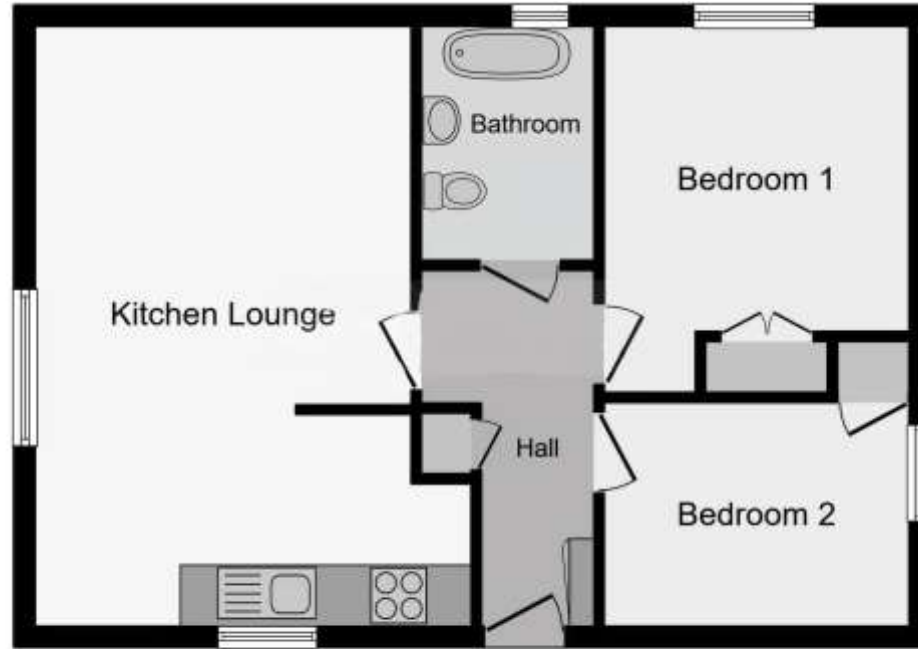
**Tenure** The property is Leasehold

**Council Tax** Band A **EPC** C (76/77)

**Viewing** By Arrangement with Pocock & Shaw  
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**Ref** GVD/6930





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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.