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.....Date

The Vineyards, Ely CB7 4QG

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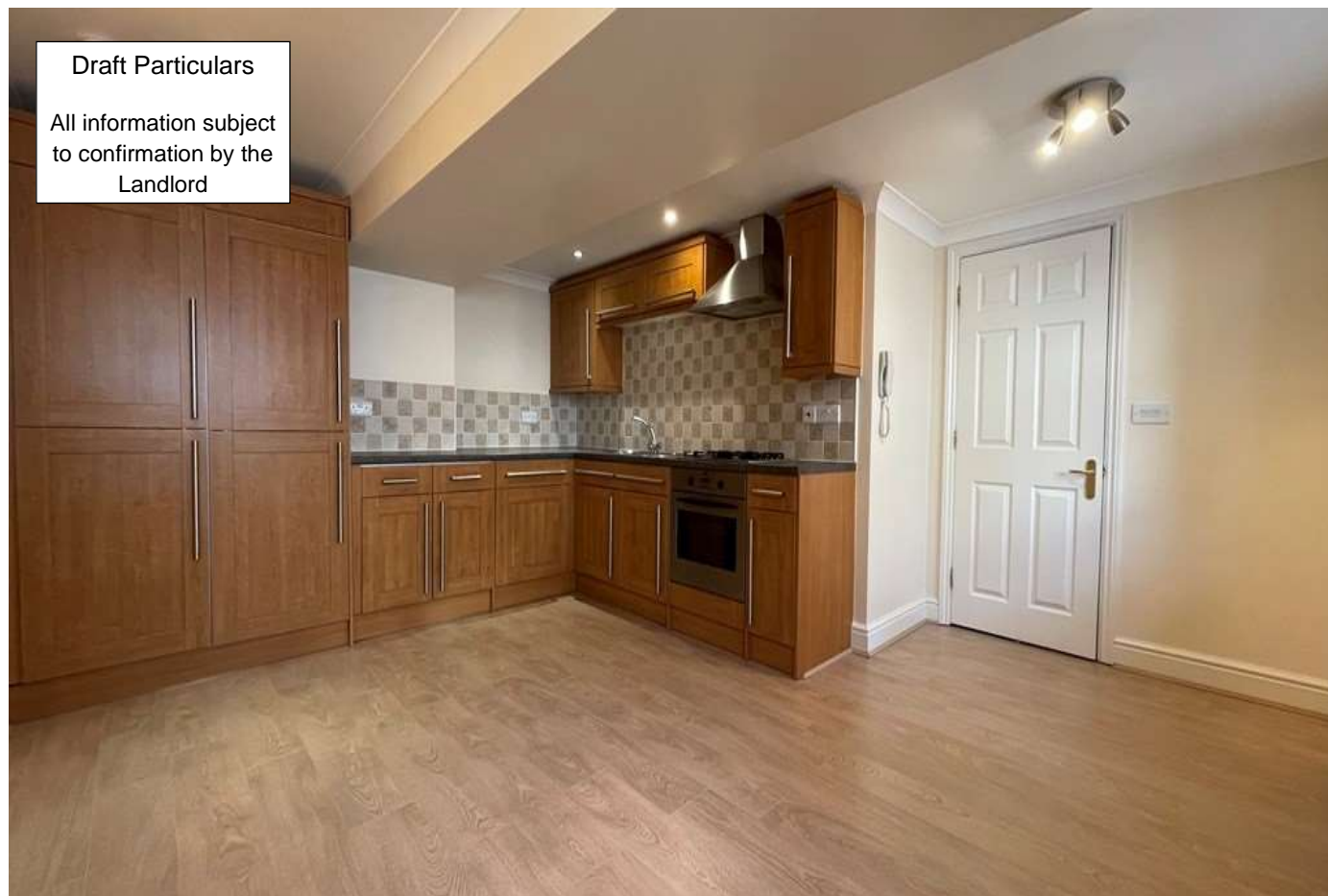
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Residential sales, lettings & management

## 12 The Hoist , The Vineyards, Ely Cambridgeshire CB7 4QG

A modern and well presented one bedroom first floor flat located in a small development in the centre of the city. Walking distance of Ely railway station and river. EPC C(77)

- ENTRANCE HALL
- LIVING ROOM
- KITCHEN AREA
- BEDROOM WITH JULIET BALCONY
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- MIN 12 MONTH TENANCY
- NON MANAGED PROPERTY

**Rent: £895pcm Deposit: £951**  
**Available Immediately**





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.

**FRONT DOOR** In to communal entrance hall. Staircase to the first floor.

#### **FRONT DOOR**

**ENTRANCE HALL** Radiator. Airing cupboard.

**LIVING ROOM** 14' 0" x 13' 8" (4.29m x 4.17m) overall  
Two double glazed windows facing front aspect.  
Radiator. Door to bedroom.

**KITCHEN AREA** Single bowl, single drainer stainless sink unit with mixer taps. Range of matching wall and base units with work surfaces over. Integrated fridge/freezer and washing machine. Four ring gas hob with extractor over and low level oven.

**BEDROOM** 16' 4" x 8' 2" (4.99m x 2.49m) Juliet balcony. Radiator.

**BATHROOM** Comprising panel bath with shower over, wash basin, low level WC, heated towel rail.

**COUNCIL TAX** Band A

**EPC** C (77)

**VIEWING** By appointment with Pocock & Shaw  
Tel: 01353 668091  
Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)

**REF** JVD/5298

**NOTES** This is a Non Managed Property.  
Minimum 12 Month Tenancy.

**Please note: the property does not have any parking.**



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

