



Nutholt Lane, Ely, Cambridgeshire, CB7 4PL

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## Nutholt Lane, Ely, Cambridgeshire, CB7 4PL

A truly unique and rare opportunity to acquire a recently modernised two double bedroom ground floor apartment with 50% freehold ownership, beautiful garden overlooking the Cathedral and off road parking, situated in the centre of Ely.

- Ground Floor Apartment
- 50% Freehold Ownership (No annual costs)
- Recently Renovated & Refurbished
- Open Plan Living Area
- Kitchen Area
- Two Bedrooms
- Shower Room
- Beautiful Established South Facing Gardens
- Off Road Parking
- Central City Location

**Guide Price: £269,950**



**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 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.

**ENTRANCE HALL** Entrance door to front aspect, opening into:-

**SITTING ROOM/DINING ROOM** 17'11" x 15'5" (5.45 m x 4.70 m) with full length double glazed sliding doors opening out to the rear garden, full length radiators, archway to kitchen, laminate flooring which continues through to:-

**KITCHEN/BREAKFAST ROOM** 17'5" x 7'5" (5.32 m x 2.27 m) with double glazed window to rear with wonderful views towards Ely Cathedral. Fitted with an attractive range of base and wall units, work surfaces over, inset Franke sink unit with mixer taps over and tiled splashbacks. Inset four ring induction hob with Franke extractor canopy over and built-in single oven below. Plumbing for washing machine and dishwasher, space for fridge freezer, radiator, laminate flooring and sliding door opening to inner lobby.

**INNER LOBBY** with radiator, useful built-in storage cupboard, parquet flooring.

**BEDROOM ONE** 11'10" x 9'10" (3.60 m x 3.00 m) with double glazed window to front aspect, radiator, built-in storage cupboard and built-in three full length sliding doors wardrobe with overhead storage and hanging space.

**BEDROOM TWO** 9'11" x 8'5" (3.02 m x 2.57 m) with double glazed window to front aspect, radiator, useful storage recess - ideal for built-in wardrobes, parquet flooring.

**SHOWER ROOM** Recently fitted with an attractive three piece suite comprising low level WC, feature wash hand basin with mixer tap over and sliding door double shower cubicle with mermaid splashback. Opaque double glazed window to rear, ceramic tiled flooring, full length radiator.

**EXTERIOR** The rear south facing garden is certainly a feature to be noted as it is of excellent size, predominantly laid to lawn with pathway leading to the rear garden, established plant and shrub borders and spectacular views of Ely Cathedral. Outbuilding to the rear measuring 3m x 3m.

To the front of the property there is off road parking.

**AGENTS NOTE** The current owners have, over the last couple of years, painstakingly renovated and restored the property to its true charm and character with beautifully flowing rooms having modern kitchen, bathroom, flooring and sliding patio doors which in turn opens to the rear garden.

**Tenure** The property is 50% Freehold (No annual costs) 996 years remaining on Lease

**Council Tax** Band A      **EPC** To Follow

**Viewing** By Arrangement with Pocock & Shaw  
Tel: 01353 668091  
Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)  
[www.pocock.co.uk](http://www.pocock.co.uk)

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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. (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.