



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

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

A rare opportunity to acquire a two bedroom first floor apartment overlooking Jubilee Gardens and situated just a short walk from the Riverside and City centre. No Upward Chain.

- Entrance Hall
- Kitchen/Breakfast Room
- Lounge/Dining Room
- Two Bedrooms
- Bathroom
- Electric Heating
- Communal Gardens
- Allocated Parking Space
- No Upward Chain

**Guide Price: £219,950**



**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 LOBBY** with entrance door to front aspect, staircase rising to first floor landing and door to the apartment.

**ENTRANCE HALL** with access to loft, built-in storage cupboard housing the water tank, further cloaks cupboard, electric radiator.

**KITCHEN/BREAKFAST ROOM** 10'0" x 9'4" (3.04 m x 2.85 m) with double glazed window overlooking Jubilee Gardens. Fitted with a range of wall and base units, work surfaces over, tiled splashbacks and inset single drainer stainless steel sink unit with mixer tap. Built-in double oven with electric hob and Neff extractor canopy over. Plumbing and space for washing machine and space for fridge freezer (subject to measurements). Breakfast bar, electric radiator, vinyl flooring.

**LOUNGE/DINING ROOM** 14'1" x 12'6" (4.28 m x 3.81 m) with double glazed window to front aspect overlooking Jubilee Gardens, electric radiator and feature electric coal effect fire with surround.

**BEDROOM ONE** 10'5" x 9'8" (3.17 m x 2.94 m) with double glazed window to rear aspect. Electric radiator.

**BEDROOM TWO** 8'4" x 6'11" (2.55 m x 2.12 m) with double glazed window to rear aspect. Electric radiator.

**BATHROOM** Fitted with a three piece suite comprising low level WC, pedestal wash hand basin and bath with shower attachment over. Tiled splashbacks, double glazed opaque window to rear aspect, electric radiator, vinyl flooring.

**EXTERIOR** Communal Garden directly behind the block and further communal areas around the Winfarthing Court development. Allocated parking space and further visitor parking.

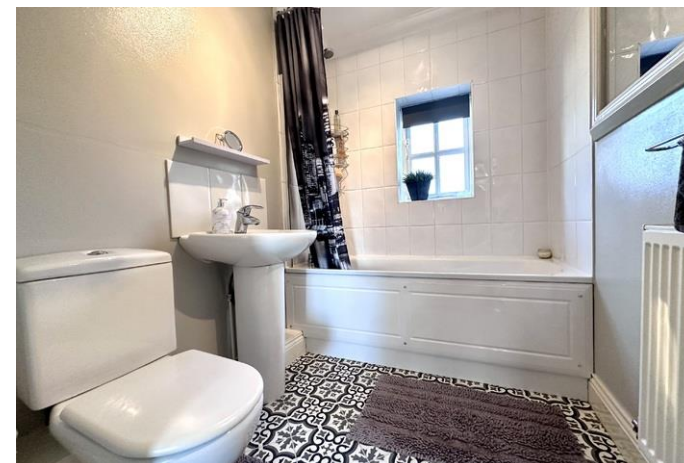
**Tenure** The property is Leasehold -commenced 2002 for 125 years. Annual service charge, ground rent and buildings insurance of approximately £1,682.87.

**Council Tax** Band A

**EPC** D (63/70)

**Viewing** By Arrangement with Pocock & Shaw  
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**Ref** MJW/6850



Approx. 52.5 sq. metres (564.9 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