



Clarkes Lane, Wilburton, Ely, Cambridgeshire CB6 3QA

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A well-presented top floor apartment offering spacious accommodation throughout which includes two double bedrooms of which both have en-suites living room/dining room, kitchen and secure gated parking.

- Spacious Top Floor Apartment
- Two Double Bedrooms & Two En-Suites
- Living Room/Dining Room
- Kitchen
- Communal Gardens
- Secure Gated Parking with 2 Allocated Spaces
- Ideal First Purchase or Investment

Guide Price: £200,000



WILBURTON is a charming village set on an elevated position. It is situated almost 6 miles from Ely and 12 miles from Cambridge. Village amenities include shop, primary school, Indian restaurant, garden centre social and sports facilities. A fine Church stands at one end of the village and the playing field is in a particularly attractive setting.

ENTRANCE HALL With access to kitchen living/dining room and both bedrooms. Built-in airing cupboard.

KITCHEN 8'11" x 8'11" (2.72 m x 2.72 m) Fitted with a range of matching units including wall mounted units, base units and drawers and inset sink and drainer. Fitted electric oven, space for freestanding fridge freezer, plumbing for utilities, double glazed window to front aspect.

LIVING/DINING ROOM 18'0" x 12'10" (5.49m x 3.92m) With two double glazed windows to front aspect.

BEDROOM ONE 12'5" x 12'0" (3.78 m x 3.65 m) With double glazed window to rear aspect and fitted built-in double wardrobe. Door to: -

EN-SUITE SHOWER ROOM Fitted with a three piece suite comprising shower cubicle, low-level WC and pedestal wash hand basin. Heated towel rail/radiator, double glazed window to rear aspect.

BEDROOM TWO 15'10" x 12'6" (4.84 m x 3.81 m) With double glazed window to rear aspect, fitted built-in wardrobes.

EN-SUITE BATHROOM Fitted with a four piece suite comprising panel enclosed bath, low-level WC, pedestal wash hand basin and shower. Radiator.

EXTERIOR The property benefits from gated secured parking providing off-road vehicle parking. The apartment block is set back from a well-maintained open garden to front aspect.

Tenure The property is Leasehold - 125 Lease commenced on 1st June 2004 with 102 years remaining.
Service Charge: £750 per Annum, including all maintenance costs.

Ground Rent: £50 every 6 months.

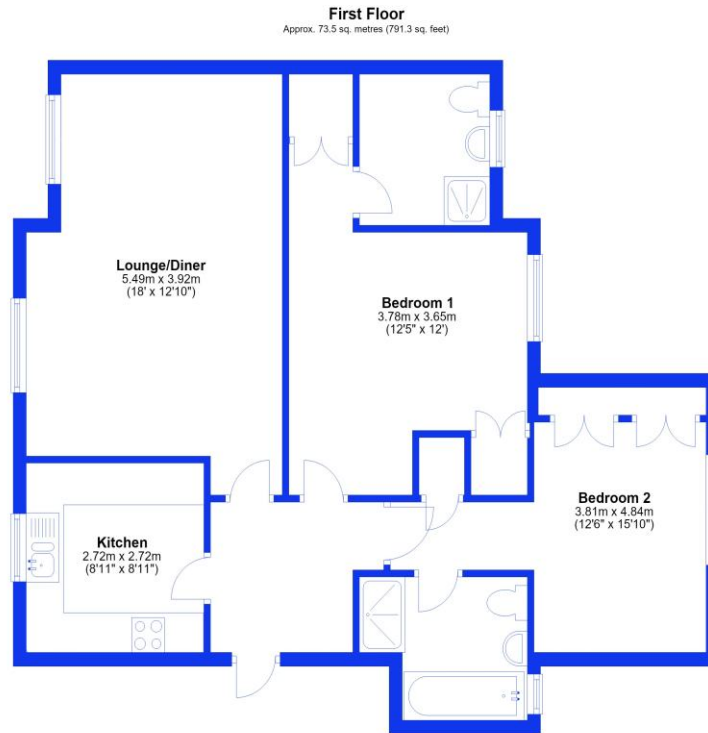
Council Tax Band A

EPC C (74/76)

Viewing By Arrangement with Pocock & Shaw
Tel: 01353 668091
Email: ely@pocock.co.uk
www.pocock.co.uk

Ref CWH-7547





Total area: approx. 73.5 sq. metres (791.3 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.