

The Old Tannery, 38 Forehill, Ely CB7 4HG

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Pocock + Shaw

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A stunning two double bedroom ground floor apartment situated in a luxury residential development in the centre of the city and just a short walk from the Railway Station and the Waterside, offered for sale with off-road parking and No Upward Chain.

- Ground Floor Apartment
- Central Location
- Open Plan Living, Kitchen and Dining Area
- Two bedrooms, One with En-suite
- Main Bathroom
- Allocated parking space
- Electric Heating
- No Onward Chain

Guide Price: £320,000









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.

COMMUNAL HALLWAY Steps up into the building and then leading to the apartment.

ENTRANCE HALL With radiator.

KITCHEN/DINING/LIVING AREA 19'2" x 18'6" (5.84 m x 5.64 m) With kitchen comprising a range of contemporary wall and base level storage units, work surfaces and drawers, stainless steel sink unit and drainer, integrated electric over, hob and extractor hood, fridge freezer, dishwasher. Large double glazed window to front aspect. 2 electric radiators.

BEDROOM ONE 17'0" x 10'11" (5.18 m x 3.33 m) With 2 double glazed windows to rear aspect with an attractive view towards the cathedral deep storage cupboard with the hot water cylinder, electric radiator. Leading to:

ENSUITE With steps down from the bedroom, comprising low level WC, wall mounted vanity unit with basin, panelled bath, double size shower cubicle, under floor heating, double glazed window, heated towel rail

BEDROOM TWO 11'7" x 11'4" (3.53 m x 3.45 m) With 2 double glazed windows to rear aspect, electric radiator.

BATHROOM With vanity unit with basin, built in WC, panelled bath with shower above, heated towel rail.

EXTERIOR To the rear of the building there is residents parking area with one allocated space. There is also bin and bike storage facilities.

Tenure The property is Freehold

Council Tax Band A

EPC D (61/61)

Viewing By Arrangement with Pocock & Shaw
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Ref MJW-7587





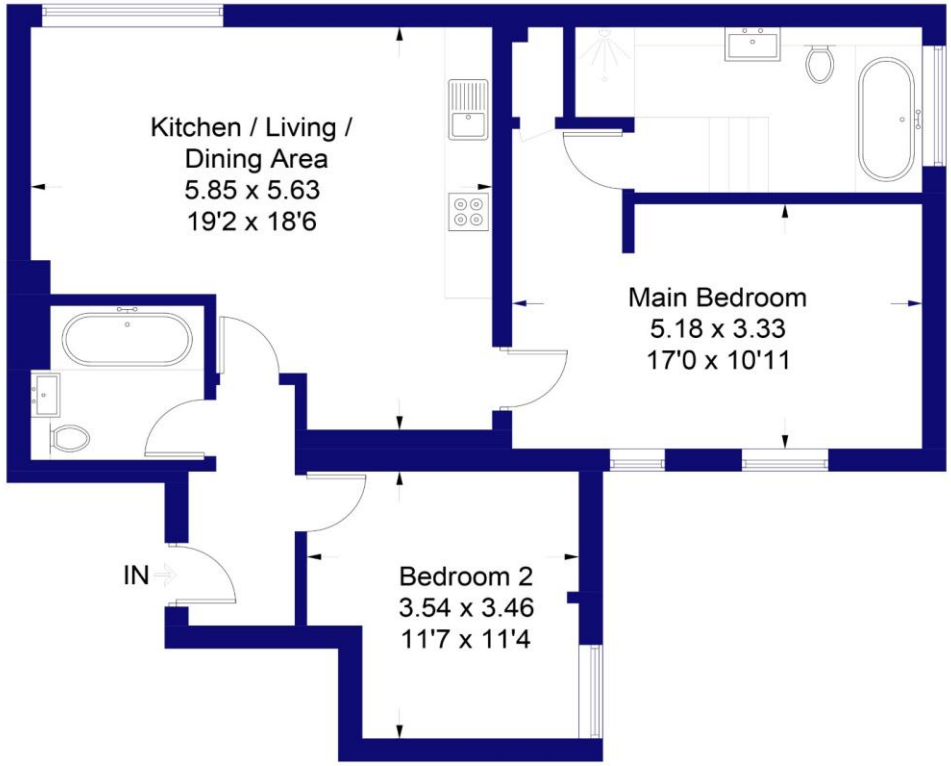






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Approximate Gross Internal Area = 80.0 sq m / 861 sq ft



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.

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