



22a Downham Road, Ely
Offers Over £150,000

BELTON DUFFEY



22A DOWNHAM ROAD, ELY, CAMBRIDGESHIRE, CB6 1AF

A 1 bedroom first floor apartment, situated close to the city centre and within walking distance of the train station.

DESCRIPTION

A 1 bedroom first floor apartment, situated close to the city centre and within walking distance of the train station.

The property benefits from gas central heating and briefly comprises entrance lobby with staircase to first floor lounge/dining room, kitchen, bedroom and a shower room. The vendor currently parks at the front of the property.

Low ground rent and service charges.

Lease 93 years.

Ideal for investors and first time buyers.

SITUATION

Ely is an historic city, famous for its cathedral and having an excellent range of shops, schools and the recently opened Ely Leisure Village with sports centre/swimming pool, cinema and restaurants. There is good access from the main A10 road at Ely to Cambridge which in turn links with the A14 and M11 motorway to London. Ely also has a mainline station which provides an electrified rail service to Cambridge and London.

ENTRANCE LOBBY

0.93m x 0.9m (3' 1" x 2' 11") Glazed door to outside, electric trip switches, staircase with window to rear and views of Ely Cathedral, door into sitting room.

FIRST FLOOR LOUNGE/DINING ROOM

5.02m max into recess, narrowing to 3.99m x 3.79m (16' 6" max into recess, narrowing to 13' 1" x 12' 5") 3 windows to front, radiator.

KITCHEN

2.44m x 1.84m (8' 0" x 6' 0") Stainless steel sink unit with chrome mixer tap, worktops either side, cupboards and drawer under, cooker point, wall cupboards, window with views of Ely Cathedral, radiator, Vaillant ecoTEC Plus 825 gas central heating boiler (installed 2020).

BEDROOM

2.45m x 2.77m (8' 0" x 9' 1") Radiator, window to front, extractor.

SHOWER ROOM

3.02m x 1.50m (9' 11" x 4' 11") Shower cubicle with electric shower, wash hand basin with chrome mixer tap, low level WC, radiator, extractor.

OUTSIDE

The vendor currently parks to the front of the property.



TENURE

LEASEHOLD with approximately 93 years remaining. (The freehold is owned by Sanctuary Housing).

There is a ground rent charge of £10 per annum and a service charge of £44 per calendar month which includes the buildings insurance.

DIRECTIONS

From the city centre proceed out of town on The Gallery and at the next roundabout take the second exit onto Silver Street, at the end of this road turn right onto St Mary's Street and first left into Downham Road. The property will be seen on the right hand side.

OTHER INFORMATION

East Cambridgeshire District Council.

COUNCIL TAX BAND - A

EPC – E

TENURE

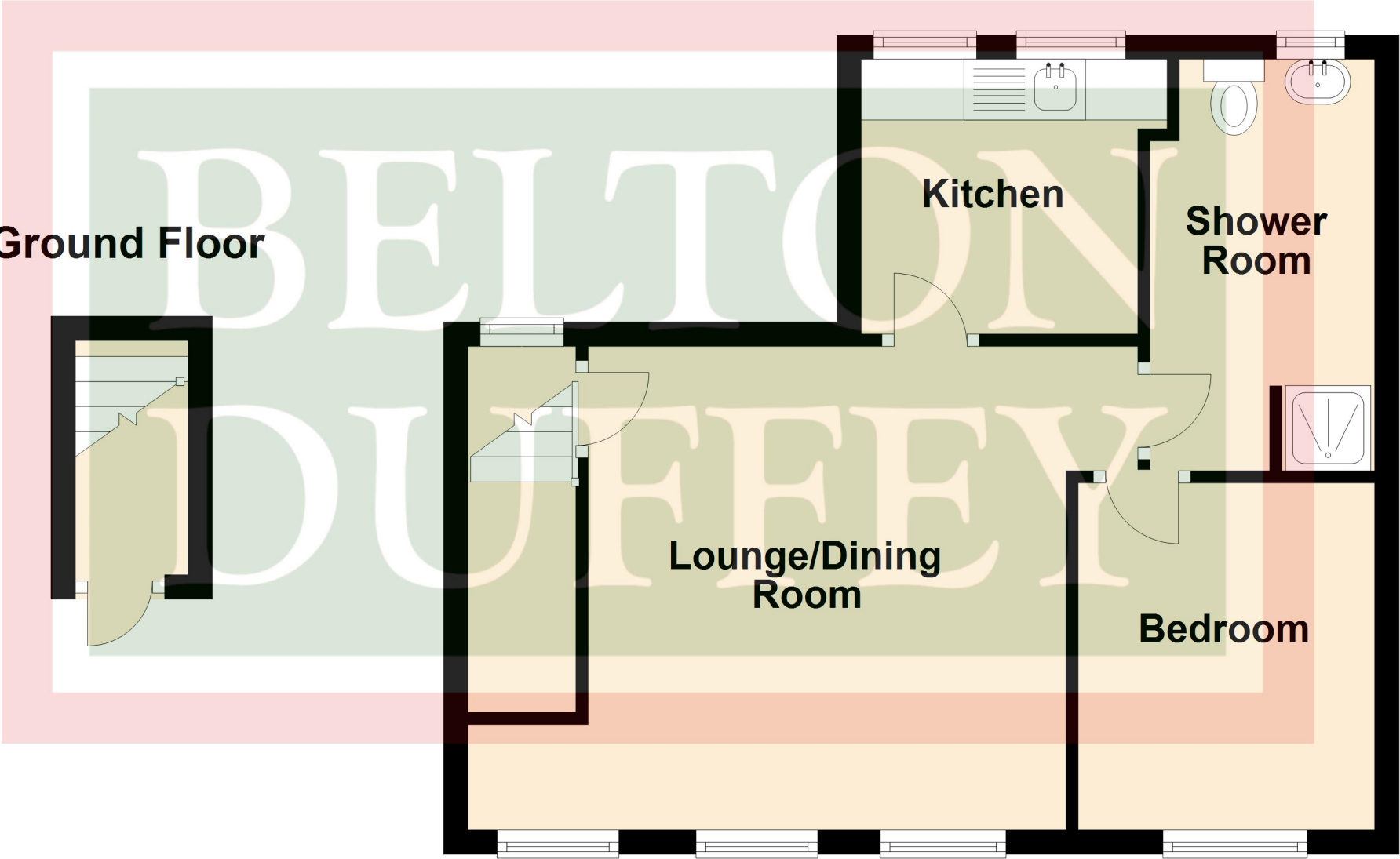
This property is for sale Leasehold.

VIEWING

Strictly by appointment with the agent.

First Floor

Ground Floor







BELTON DUFFEY

12-16 Blackfriars Street,
King's Lynn,
Norfolk, PE30 1NN.
T: 01553 770055
E: info@beltonduffey.com

3 Market Place,
Fakenham,
Norfolk, NR21 9AS.
T: 01328 855899
E: fakenham@beltonduffey.com

26 Staithe Street,
Wells-next-the-Sea,
Norfolk, NR23 1AF.
T: 01328 710666
E: wells@beltonduffey.com

www.beltonduffey.com

IMPORTANT NOTICES: 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.

