

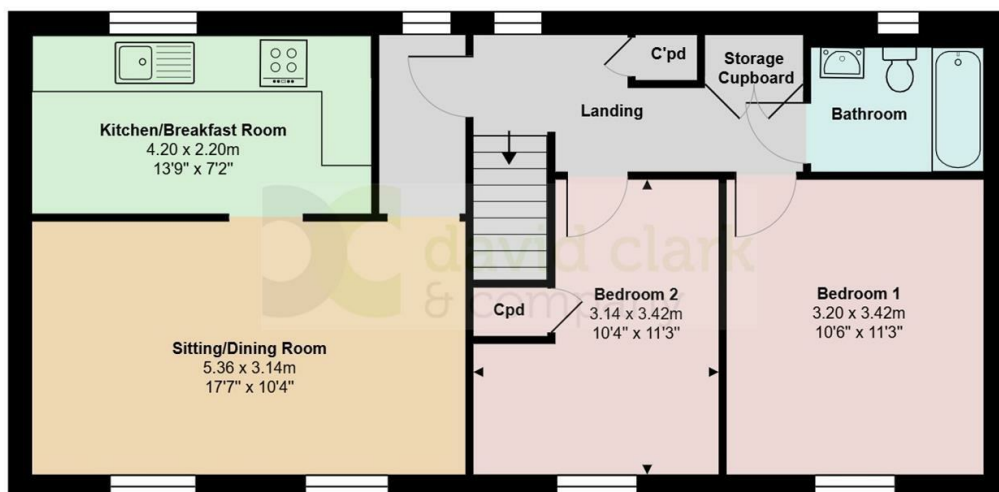
Prospect House, 3a St Thomas Place, Ely,
Cambs., CB7 4EX
01353 665020 | sales@clarkhomes.co.uk
clarkhomes.co.uk



114 Merivale Way, Ely, CB7 4GQ
Asking Price £215,000

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First Floor

About 64.4 m² ... 693 ft²



All dimensions / floor plans are approximate and should not be relied upon.

- Modern Detached First Floor Apartment
- Situated Within an established Residential Location
- 2 Good Sized Bedrooms & Bathroom
- Sealed Unit Double Glazed Windows
- Ideal Investment or First Time Purchase
- Sitting/Dining Room & Kitchen/Breakfast Room
- Gas Fired Heating to Radiators
- Parking Space & Single Garage

IDEAL INVESTMENT OPPORTUNITY OR FIRST TIME PURCHASE. A detached first floor apartment built over 4 garages offering excellent accommodation comprising:- ground floor entrance hall, landing, sitting/dining room, kitchen/breakfast room, 2 good sized bedrooms and a bathroom. Heating is gas fired to radiators and the windows are sealed unit double glazed. There is also a single garage and allocated parking space. Mains water, electricity, gas and drainage are connected to the property. The property is leasehold with an original 155 year lease, granted on the 01/01/2006, of which there are approximately 135 years remaining. Ground rent payable is currently £235.27 and there is an annual service charge which is currently £662.19. The Council Tax rating is currently Band B and the EPC rating is currently Band C.

Merivale Way is well placed for access to the city centre, primary and secondary schools and Ely leisure, a complex on the western outskirts of the city, which includes various eating establishments, cinema, sports centre, swimming pool together with sporting activities including golf, squash and tennis. Ely offers a good range of day-to-day amenities, several weekly markets and a mainline railway station with services to Cambridge, London, Birmingham and the north.

Directions to the property using What3Words.
Enter the link in your browser then click on
Waze or Google Maps:

<https://w3w.co/effort.solutions.bikers>



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
		75 76			

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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