

Prospect House, 3a St Thomas Place, Ely,  
Cambs., CB7 4EX  
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**Flat 3, Florence House, 162 Main Street, CB6 2HP**  
**Asking Price £185,000**

 2  2  1  B





- Excellent Modern First Floor Apartment
- Ideal First Time Purchase Or Investment Opportunity
- 2 Bedrooms & 2 bath/Shower Rooms (1 En Suite)
- Sealed Unit Double Glazing
- Bin Store & Communal Gardens
- Purpose Built Complex of Just 6 Apartments
- Sitting/Dining Room & Kitchen With Fitted Appliances
- Gas Fired Heating to Radiators
- 2 Allocated Parking Spaces
- NO ONWARD CHAIN

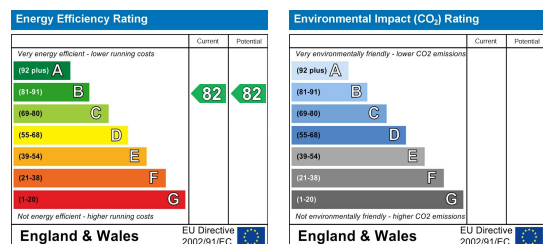
Florence House is a small, modern purpose built complex of just 6 apartments situated within the popular village of Witchford. Occupying a first floor position, Flat 3 is the largest apartment with accommodation, in brief, comprising:- communal entrance with intercom entry, entrance hall, sitting/dining room, kitchen, 2 bedrooms and 2 bath/shower rooms (1 en suite). Heating is gas fired to radiators and the windows are sealed unit double glazed. The kitchen comes fully equipped with gas oven and hob with extract fan above, washer/drier and fridge/freezer. Outside, there are 2 allocated parking spaces, communal gardens and bin store. The Council Tax rating is currently Band B and the EPC rating is currently Band B.

An original 125 year lease was granted in December 2006 and each apartment owns a share of the Management Company, the benefit being no ground rent payable and a service charge of just £35 per month, which includes buildings insurance and the upkeep of the communal areas. The property further benefits from not having an onward chain.

Witchford is a popular village with schools catering for all ages, public house, large recreation ground and social club. More extensive facilities are available at nearby Ely, which also has a mainline railway station with regular services to Cambridge and London.

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

<https://w3w.co/reeling.perky.kilowatt>



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