

Prospect House, 3a St Thomas Place, Ely,  
Cambs., CB7 4EX  
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292 Kings Avenue, Ely, CB7 4PJ  
Asking Price £160,000





About 54.5 m<sup>2</sup> ... 586 ft<sup>2</sup>  
All dimensions / floor plans are approximate and should not be relied upon.



- Spacious First Floor Apartment
- Views Over Adjoining Countryside
- Sitting/Dining Room & Kitchen
- Electric Panel Heater
- Allocated Parking Space
- Telephone Entry System
- Ideal Investment or First Time Purchase
- 2 Bedrooms & Bathroom
- Upvc Double Glazed Windows
- NO ONWARD CHAIN



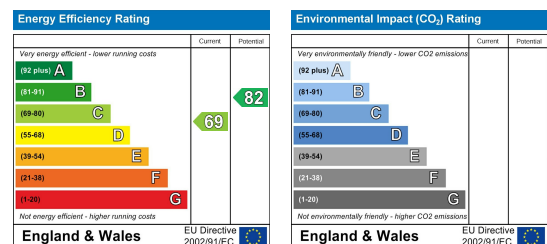
Ideal first time purchase or investment opportunity. This 2 bedroom, first floor apartment is in a block of just four similar apartments occupying an excellent position on the southern edge of the development with views across surrounding countryside. The spacious accommodation, in brief, comprises; - communal entrance, entrance hall, kitchen/breakfast room, dual aspect sitting/dining room creating ample light and wonderful views over surrounding countryside room, 2 bedrooms and a bathroom. Heating is via electric panel heaters, the windows are Upvc sealed unit double glazed and the loft, which provides useful storage, is boarded with power and lighting connected. The Council Tax is currently Band A and the EPC rating is currently Band C. There is allocated parking for one car and the apartment has the benefit of offering immediate possession with no onward chain.

The property is leasehold with a 155 year lease originally granted in 2006. The ground rent is currently £210.00 per annum and the service charge is currently £199.91 per month which includes buildings insurance, upkeep and maintenance of the communal areas. In line with similar properties let within the development, we feel it would be possible to achieve a monthly rent of around £975.00pcm



Directions to the property using What3Words.  
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Waze or Google Maps:

<https://w3w.co/spinners.propose.downs>



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