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

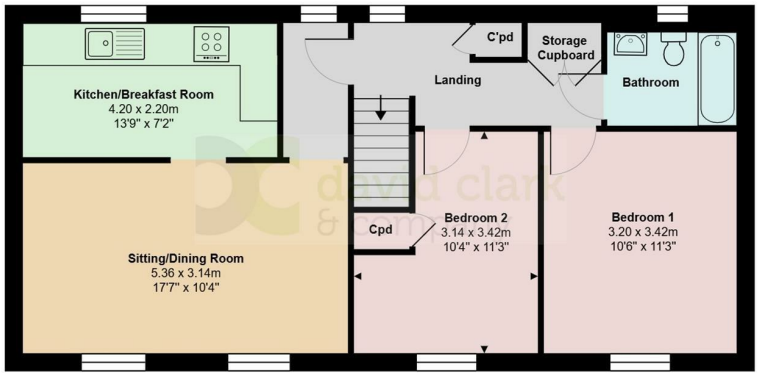
david clark & company



114 Merivale Way, Ely, CB7 4GQ
Asking Price £208,500





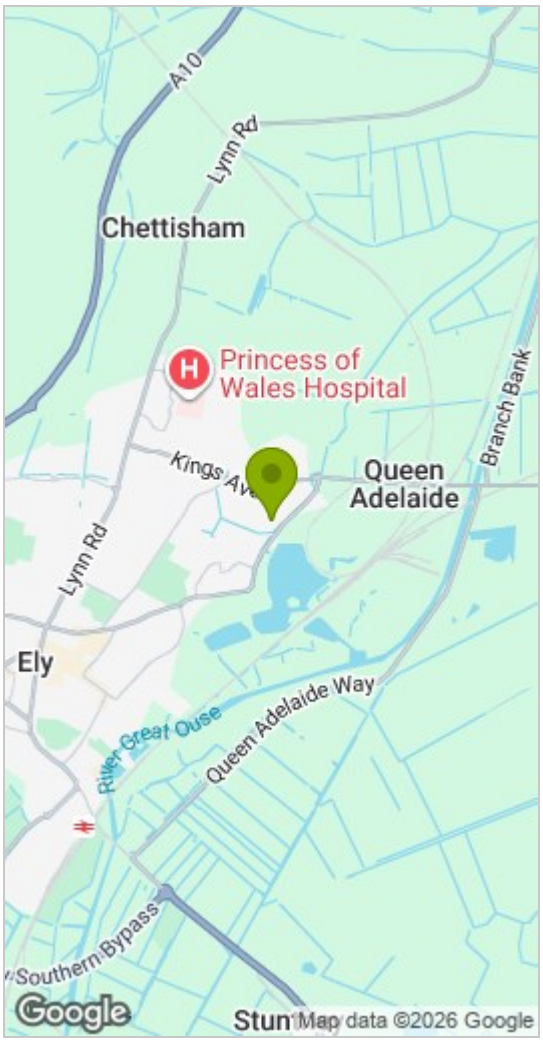


First Floor

About 64.4 m² ... 693 ft²

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

david clark & company



- **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 is rating is currently Band C.

Merivale Way is well placed for access to the city centre being just over a mile away, accessible by car, cycling or an easy walk, in addition to the Cathedral, riverside, Maltings and Ely Country park, 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 less than 2 miles away from Merivale Way, offering services to Cambridge, London, Birmingham and the north.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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