



## 6 Staploe Mews, Soham, Ely, Cambs, CB7 5JW

### Guide Price £90,000

#### Description

First floor Studio apartment set in a small mews location just off the Town's High Street. The studio has double glazing, electric heating, kitchenette, bathroom and store area and has an allocated parking space.

**Studio Room** - 5.26m x 3.38m (17'3" x 11'1")

Double glazed entrance door and window to the front aspect. Fusebox. Electric heater. Ceiling light point. Access to loft space. Kitchenette with units at base and wall level and work surface over and breakfast bar.. One and a half bowl sink with mixer tap. Spaces for fridge & cooker. Extractor. Tiled splash areas.

**Lobby** - 1.57m x 0.81m (5'2" x 2'8")

Window to rear aspect. Ceiling light point. Door to

**Bathroom** - 2.49m x 1.57m (8'2" x 5'2")

Double glazed window to the rear aspect. panelled bath with shower attachment over. pedestal wash basin. Tiled splash areas. Dimplex electric wall heater. Cupboard housing hot water tank.

#### Outside

The property is approached off the High Street into a communal drive area. There is an allocated single parking space. A staircase leads to a small balcony to the front with a door to the living area.

#### Notes

The property is fitted with a water meter and smart energy meter.

Local Council is East Cambridgeshire District Council

Council Tax Band is A

The property is currently tenanted and will be vacant on or before 03/02/2024.

Lease is 999 years from 1987.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

