BOVINGDONS
THE PROPERTY AGENTS



32a Bancroft Lane,

Soham, Ely, Cambs, CB7 5DG

Guide Price £150,000

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Spacious, one bedroom first floor apartment with double glazing, gas central heating and allocated parking space. The apartment is well presented and offers a great first time or investment property. Situated on the northern outskirts of the town and with no onward chain.







Soham
Soham is the second largest town in East Cambridgeshire and is located between Ely (6 miles) and Newmarket (7 miles), both of which have a wide range of shopping and leisure facilities. The A142 has good connections with Cambridge via the A14/A11.
Soham has its own range of local shops including the Co-Op & Asda and small eateries, pubs, hairdressers, leisure centre and doctor's surgery. The town is a popular place to live for families due to the area's proximity to Cambridge, Ely and Bury St Edmunds. There are three primary schools feeding into the highly-rated Soham Village College. Soham train station links to Ely and the mainline to Cambridge and London. London Stansted airport is a 40-minute drive via the A11/M11.

Entrance Lobby
Ground floor with Fuse Box. Mains wired fir alarm. Ceiling light point. Stairs to first floor landing.

Landing
Double glazed window to front aspect. Radiator. Access to loft space. Ceiling light point. Central heating thermostat. Built in storage cupboard. Computer desk space.

Living Room - 4.39m x 3.73m (14'5" x 12'3")
Double glazed window to the rear aspect. Radiator. TV and telephone points. Ceiling light point. Opening to the kitchen.

Kitchen - 3.63m x 1.85m (11'11" x 6'1")
Range of units at base and wall level with work surfaces over incorporating a one and a half bowl stainless steel sink with mixer tap. Integrated Hotpoint single oven with a 4-burner gas hob over and a stainless-steel extractor canopy above. Cupboard housing a Baxi gas fired boiler serving central heating and hot water. Tiled splash areas. Space for upright fridge freezer. Tiled floor. Double glazed window to the rear aspect.

Bedroom - 3.28m x 3.12m (10'9" x 10'3")
Double glazed windows to the front and side aspects. Radiator. Ceiling light point. Built-in Double wardrobe.

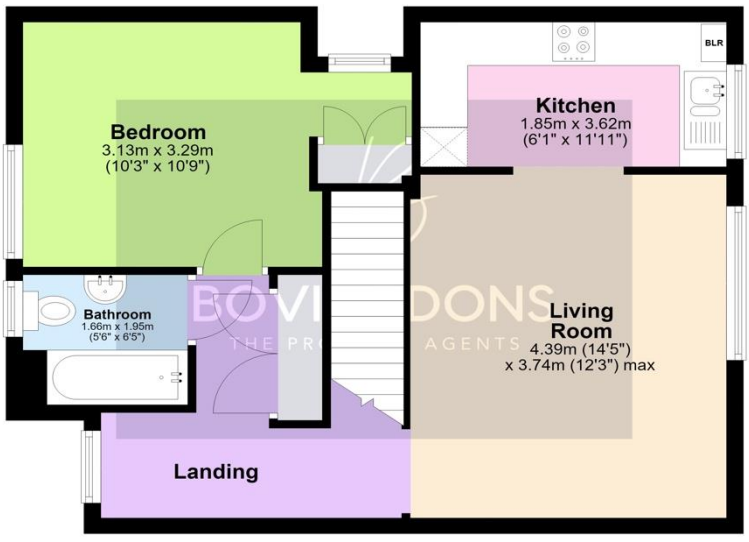
Bathroom - 1.96m x 1.6m (6'5" x 5'3")
Double glazed window to the front aspect. Panelled bath with shower attachment and shower screen. Wash basin in vanity unit with mixer tap. Low level WC. Heated towel rail. Shaver socket. Extractor fan. Tiled floor.

Outside
There is an allocated parking space in the communal parking area to the side of the property and communal lawned areas to the front.

Property Information
Local Council is East Cambridgeshire District Council - Council Tax Band is A
The property is Leasehold with 121 years remaining.
Registered title is CB481962
Current service charge is to Clarion Housing £616 per annum. This covers communal areas such as the maintenance of the roof, lawns and parking area..
Flood risk is very low.
There are no Restrictive Covenants, Easements, Wayleaves or Rights of Way.
Estimated Broadband speeds are Standard 12mbps, Superfast 75mbps & Ultrafast 1800mbps.
No Onward Chain.

ID & AML Checks
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.

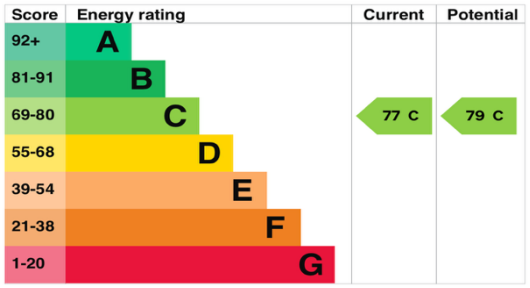
Ground Floor
Approx. 50.6 sq. metres (544.7 sq. feet)



Total area: approx. 50.6 sq. metres (544.7 sq. feet)



Energy Efficiency Graph



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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