



**DAVIDCLARK**  
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THE PROPERTY SALES PEOPLE

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THE PROPERTY SALES PEOPLE

## **‘The Hoist’, The Vineyards, Ely, Cambs. CB7 4QG**

A development of centrally situated apartments  
by Freshwater Estates (UK) Ltd  
Prices from £139,950 - £194,950 Leasehold

# 'The Hoist', The Vineyards, Ely, Cambs. CB7 4QG

A very central development of 16 apartments just off 'The Vineyards'. These homes represent an unrepeatable opportunity to live within a few minutes walk of the Market Square.

Ely is a Cathedral City founded in 673 when Princess Etheldreda, daughter of the Anglo-Saxon King Anna adopted Christianity & formed a Coven/Convent one mile north of the Saxon village of Cratendune, an act that later ensured her elevation to Saint Etheldreda. However, Ely dates back much further as recent archaeological excavations have unearthed Roman graves and the discovery of the remnants of Iron Age Round Houses imply truly ancient peoples had built farms & communities at the edge of Ely's un-natural hill.

Ely is situated about 15 miles north of Cambridge. There is a full range of shopping facilities, sporting and social activities and schools catering for all age ranges. Ely also has a main line rail station with services connecting to Cambridge (about 15 minutes) and London (Kings Cross about 1 hour 15 minutes)

## SPECIFICATIONS

### ELECTRICAL & LIGHTING

Recessed down lighters to Hall, kitchen, cloakroom, landing and bathroom.

External lights to front and at patio doors

Shaver points to bathrooms

BT points to living room and bedroom 1

TV points to living room and bedroom 1

### WINDOWS & DOORS

PVCu double glazed windows. Carbon Fibre front doors, PVCu rear French doors

6 panel 'Regency' style internal doors

### SECURITY

5-lever deadlock with night latch, viewer

Entry phone

Mains powered smoke detectors, with battery back up, to hall

### CENTRAL HEATING

Gas-fired central heating with thermostatic radiator valves

### DECORATIVE DETAILS

Plaster skim finish to all ceilings

Coving to some rooms

### KITCHENS

Fitted kitchens with colour / style choice subject to construction stage and reservation date.

Fitted oven & hob with integrated cooker hood.

Integrated washing machine / dryer.

Choice of wall tiling design subject to construction stage and reservation date

### BATHROOMS & CLOAKROOMS

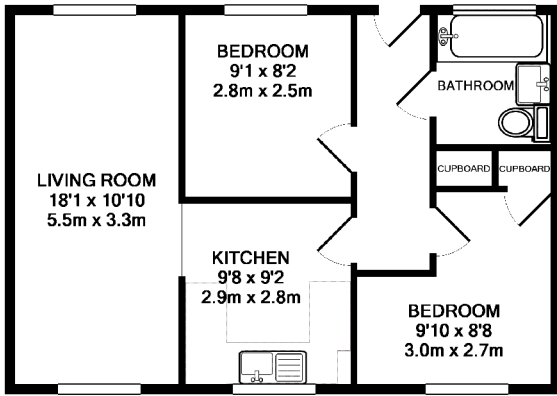
White suites

Choice of wall tiling design subject to construction stage and reservation date

### EXTERNALLY

Block paved parking area and Tarmac drive

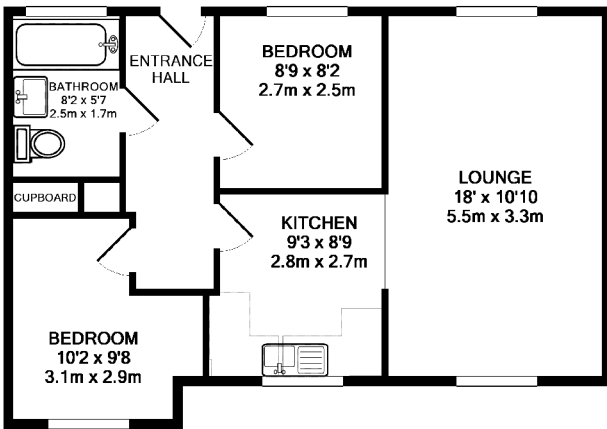




**PLOTS 1 & 2 THE HOIST**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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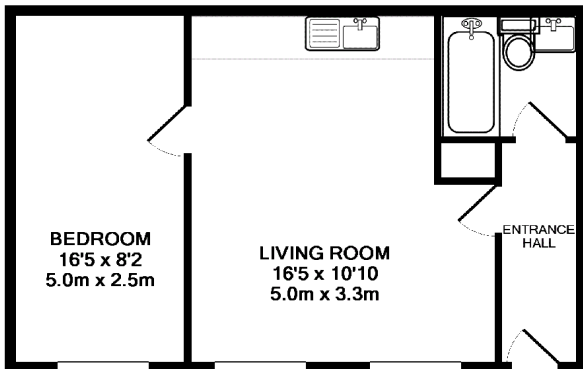
**Plots 1 & 2**



**PLOT 3, THE HOIST, THE VINEYARDS, ELY, CAMBS CB7 4**

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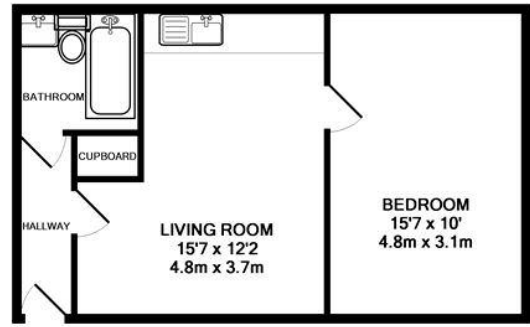
**Plot 3**



**TOTAL APPROX. FLOOR AREA 37.7 SQ.M. (406 SQ.FT.)**

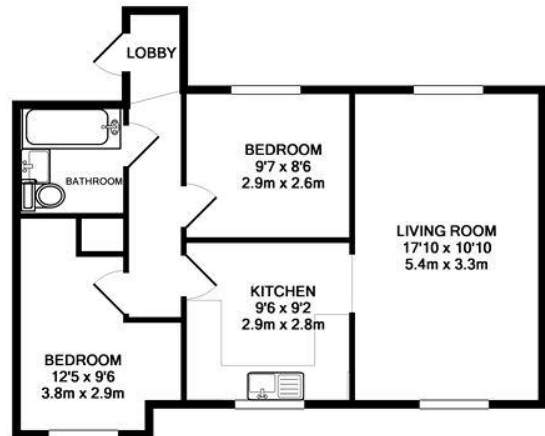
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**Plots 4 & 10**



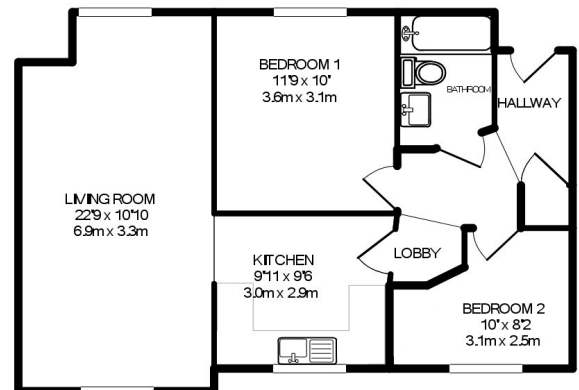
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**Plots 5 & 11**



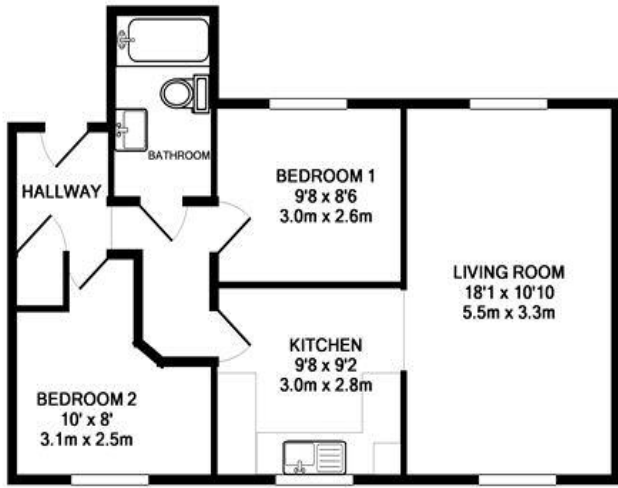
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**Plot 8**



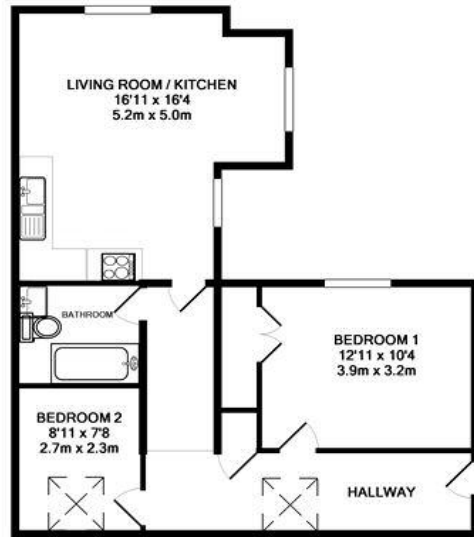
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**Plot 12**



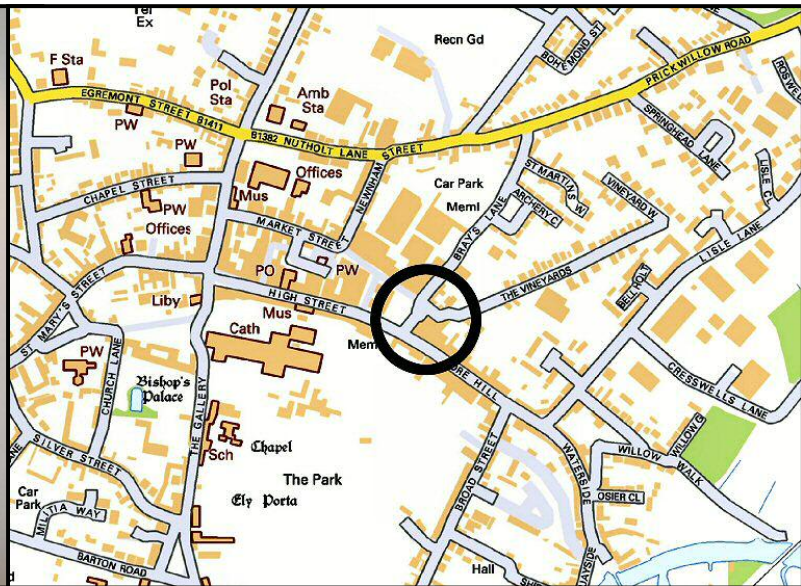
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**Plot 13**



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**Plot 16**



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