



**168 Dobede Way**  
**Ely, CB7 5FN**  
**Guide Price £155,000**

This second-floor, two-bedroom apartment enjoys a prime position overlooking Soham Lode and is just a short walk from Soham train station.

Soham is a vibrant town with a rich heritage, offering a variety of amenities, including shops, cafes, and highly regarded schools. The train station, located just a few minutes away, provides convenient links to Cambridge, Ely, and other key destinations, making this property an excellent choice for commuters and those who value the balance of town and countryside living.

The apartment boasts a thoughtfully designed layout, featuring a communal entrance with secure intercom access, a welcoming hallway, an open-plan living area with a well-appointed kitchen, a Juliette balcony, two bedrooms (including a master bedroom with an en suite), and a separate bathroom. The property benefits from gas central heating and full double glazing throughout.

Externally, the apartment is complemented by well-maintained communal areas, allocated parking, additional visitor parking, and access to Angle Common.

A superb opportunity for first time buyer, commuters and investors, a viewing is highly recommended to fully appreciate everything this property has to offer.

Sold with the benefit of NO CHAIN and a fixed ground rent within the lease.

### Entrance Hall

Built-in storage cupboard. Doors leading to bedrooms, living room and bathroom.

### Kitchen 7'8" x 7'5" (2.35m x 2.28m)

Modern kitchen with a range of matching eye and base level cupboards with work top over. Stainless steel 1 1/4 bowl sink and drainer with mixer tap over. Integrated oven with inset gas hob, stainless steel splashback and extractor above. Space and plumbing for washing machine. Space for fridge/freezer. Tile effect flooring. Window overlooking side aspect. Opening to living room.

### Living Room 15'1" x 11'3" (4.62m x 3.43m)

Spacious living room with French doors opening to Juliette balcony. Radiator. Opening to kitchen. Door to entrance hall.

### Bedroom 1 14'3" x 9'11" (4.35m x 3.04m)

Double bedroom with radiator. Window overlooking front aspect. Doors to en suite and entrance hall.

### En Suite 8'0" x 7'3" (2.44m x 2.21m)

Modern en suite with white suite

comprising low level W.C., pedestal hand basin and generous walk-in shower with wall mounted shower. Attractively tiled to wet areas. Tile effect flooring. Radiator. Door to bedroom 1.

### Bedroom 2 11'8" x 5'10" (3.57m x 1.79m)

Good size room with window overlooking front aspect. Radiator. Door to entrance hall.

### Bathroom 6'8" x 6'7" (2.04m x 2.01m)

Contemporary bathroom with white suite comprising low level W.C., pedestal hand basin and panelled bath. Attractively tiled to wet areas. Tile effect flooring. Radiator. Door to entrance hall.

### Outside

Well maintained communal area. Parking area, including visitors parking. Secure communal entrance.

### PROPERTY INFORMATION

Vendor has had the boiler serviced.  
Lease Information - 125 Years from 1st January 2008 / FIXED PRICE Ground Rent £150.00 per annum/ Service Fee £2316.19 per annum

### EPC - B

Tenure - Leasehold

Council Tax Band - A (East Cambs)

Property Type - 2nd Floor Apartment

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 52 SQM

Parking - Allocated Parking

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

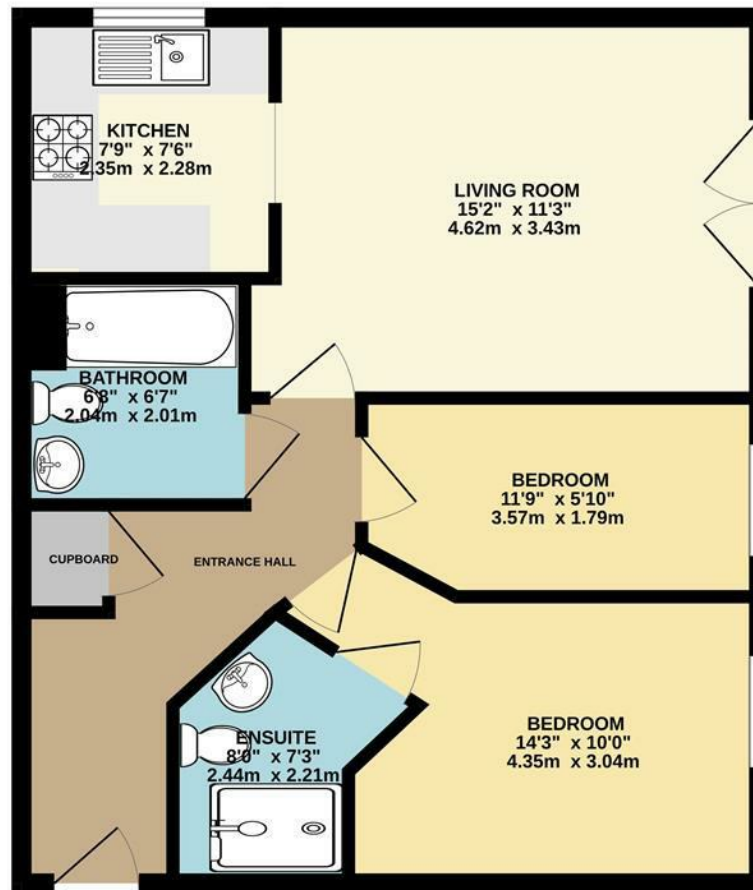
Broadband Type - Superfast available, 36Mbps download, 6Mbps upload

Mobile Signal/Coverage - Ofcom advise likely on all networks

Rights of Way, Easements, Covenants - None that the vendor is aware of



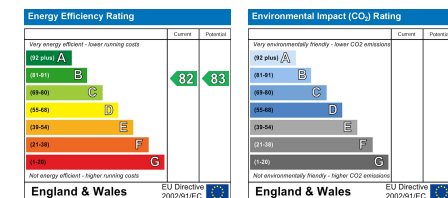
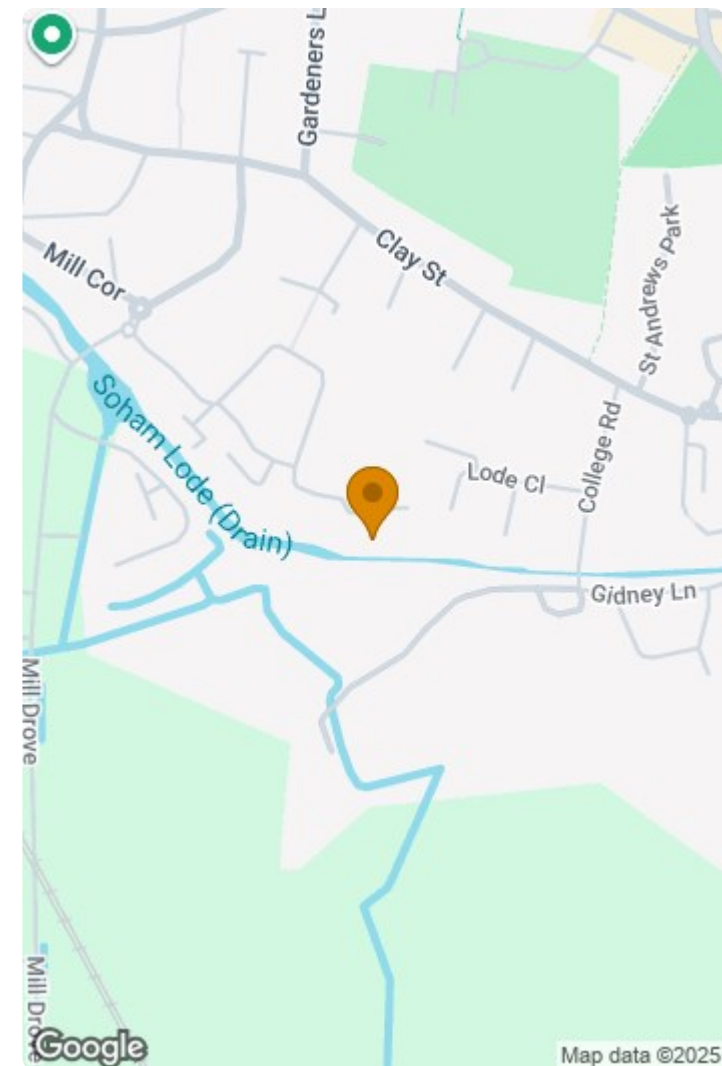
GROUND FLOOR  
554 sq.ft. (51.4 sq.m.) approx.



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TOTAL FLOOR AREA : 554 sq.ft. (51.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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