



Your key to living at

Abbey Mews

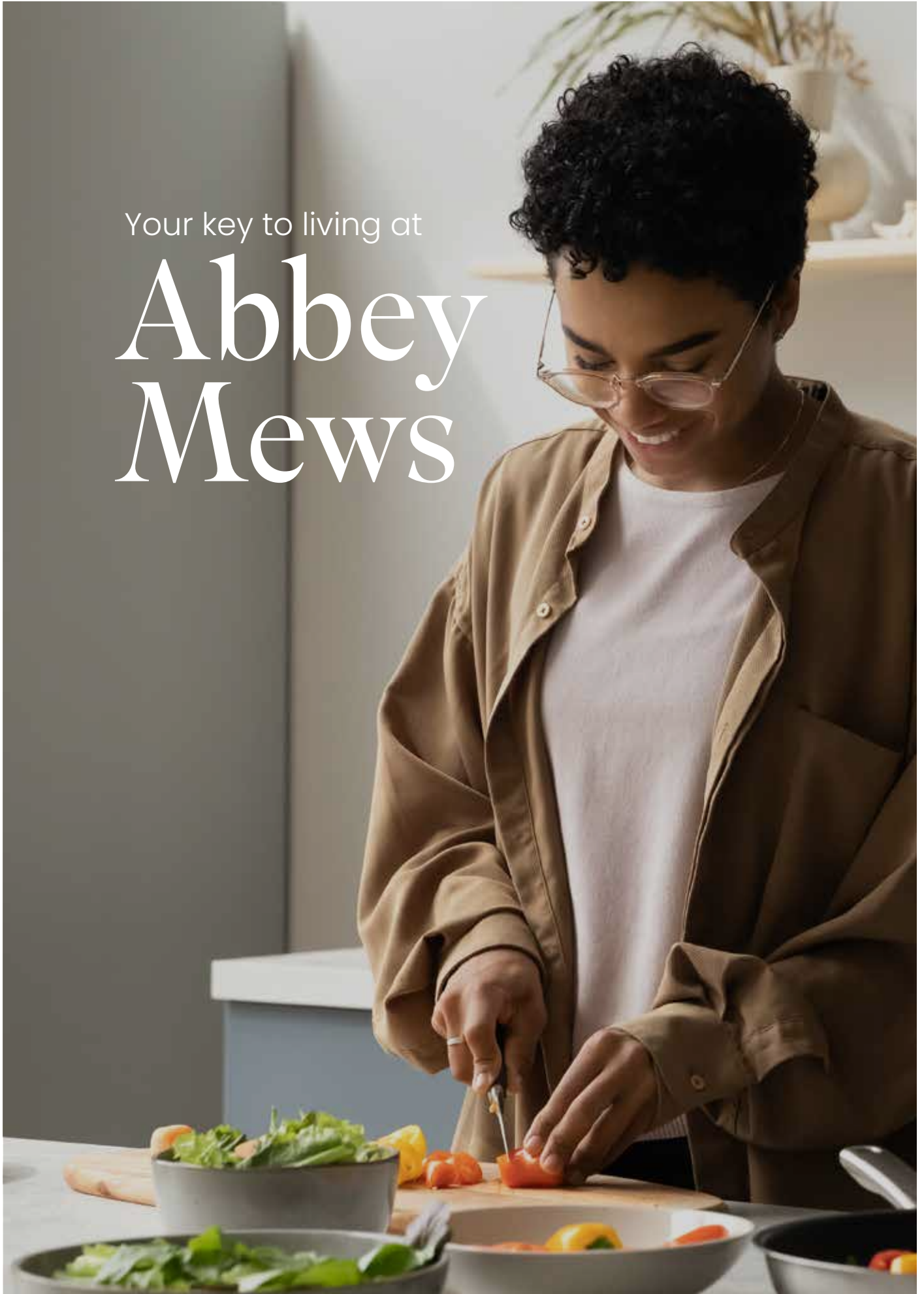
CROWLAND

Two and three bedroom homes available for shared ownership



Your key to the future

Your key to living at
**Abbey
Mews**





Your key to a

great location

Nestled in the heart of the beautiful Lincolnshire countryside, Abbey Mews offers a unique blend of modern living and rural charm. Located on the outskirts of the historic town of Crowland, this exciting new development features a collection of two and three bedroom homes, ideal for families, couples and first-time buyers alike. Whether you're looking to step onto the property ladder or seeking more space, Abbey Mews has something for everyone.

Discover your new home

Our homes are designed with comfort and style in mind, offering spacious living areas, contemporary kitchens, and luxurious bathrooms. With various layouts, you can choose a home that perfectly suits your lifestyle.

Your key to a

prime location

Abbey Mews is situated to the south of Low Road, on the edge of the ancient town of Crowland.

Local Amenities

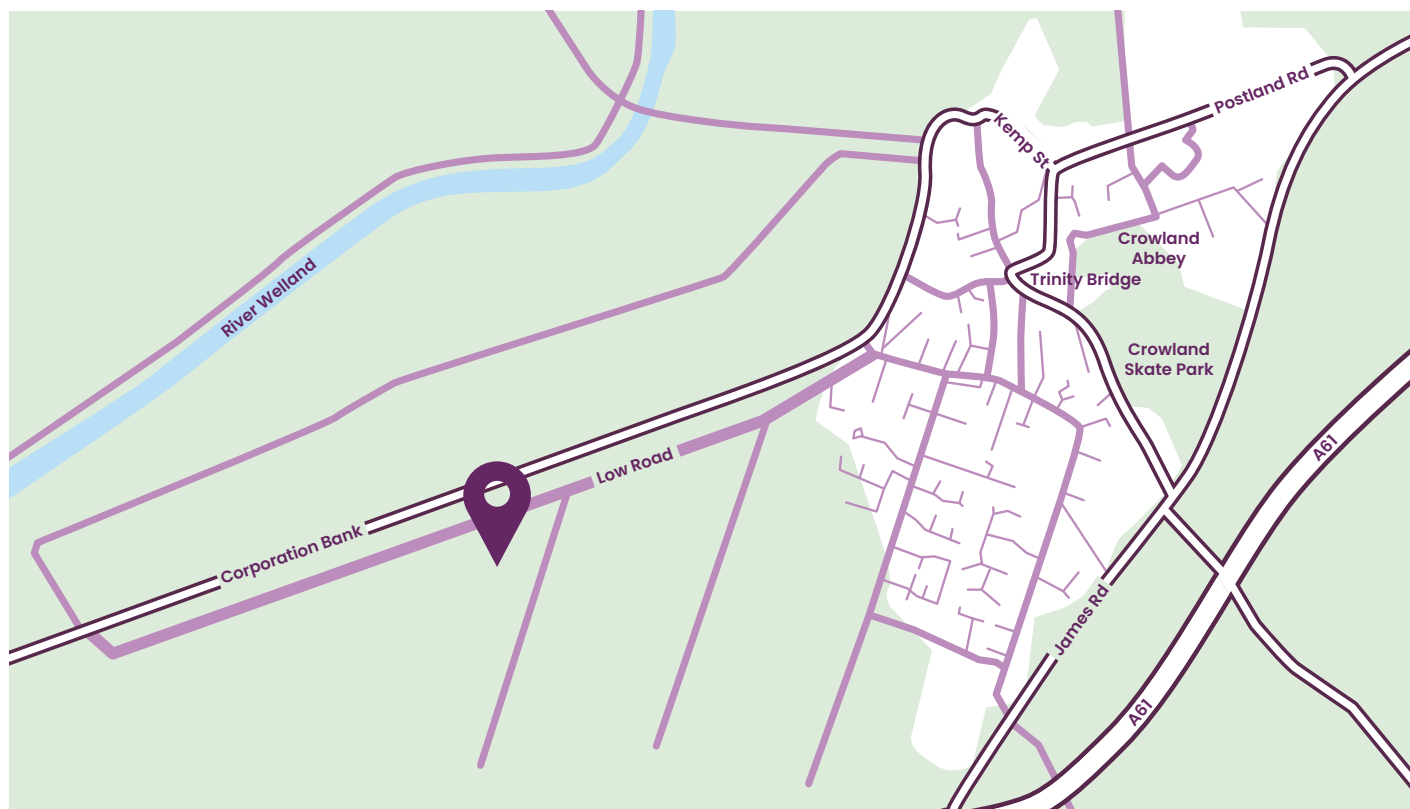
The centre of Crowland, or Croyland as it was originally known, is located approximately 1 mile to the north east and offers a range of amenities including a primary school, post office, convenience store, a GP surgery and pharmacy. It is perhaps best known for two landmarks - its medieval abbey and the 14th century three-sided bridge, Trinity Bridge, which stands at the centre of the town and used to be where three streams met.

School

The town has one school, South View Community Primary School, located on Postland Road.

Travel

The nearest railway stations are located in Spalding and Peterborough. Peterborough is located 10 miles to the south west of Crowland, and offers a wider range of amenities including Peterborough City Hospital, Anglia Ruskin University, Queensgate Shopping Centre, as well as numerous schools, retail outlets, eateries and public houses.



Abbey Mews
Low Road, Crowland, Lincolnshire PE6 0HZ



Your key to

the community

At Abbey Mews, you're not just buying a house; you're joining a community. With places of historical importance on your door step, beautiful countryside and nearby nature reserves, there are plenty of opportunities to enjoy the great outdoors and connect with your neighbours.

Start your journey today

Whether you're looking for a peaceful retreat or a place to grow, Abbey Mews offers the perfect setting. Contact us today to learn more about our homes and the shared ownership options available. Your dream home is just a step away.



Your key to

modern living



Specification highlights

- Modern neutral kitchen cabinets & worktops
- Electric ceramic hob, oven & extractor hood
- Stainless steel splash back behind hob
- Integrated fridge freezer
- Integrated washing machine
- Dishwasher to 3 bedroom homes only
- Vinyl flooring to kitchen, WC & bathroom
- Carpets to all other rooms as an early incentive
- White bathroom suite to bathroom & wc
- Thermostatic shower over the bath with a glass screen
- TV point to living room & bedroom 1
- Fully enclosed turfed rear garden
- Outside tap
- These are leasehold homes with a lease term of 990 years
- Allocated parking
- Carport to 3 bedroom homes only

Your key to

space





Two bedroom home

The Trinity

Step into the Trinity, a two bedroom home perfect for first time buyers or those looking to downsize.

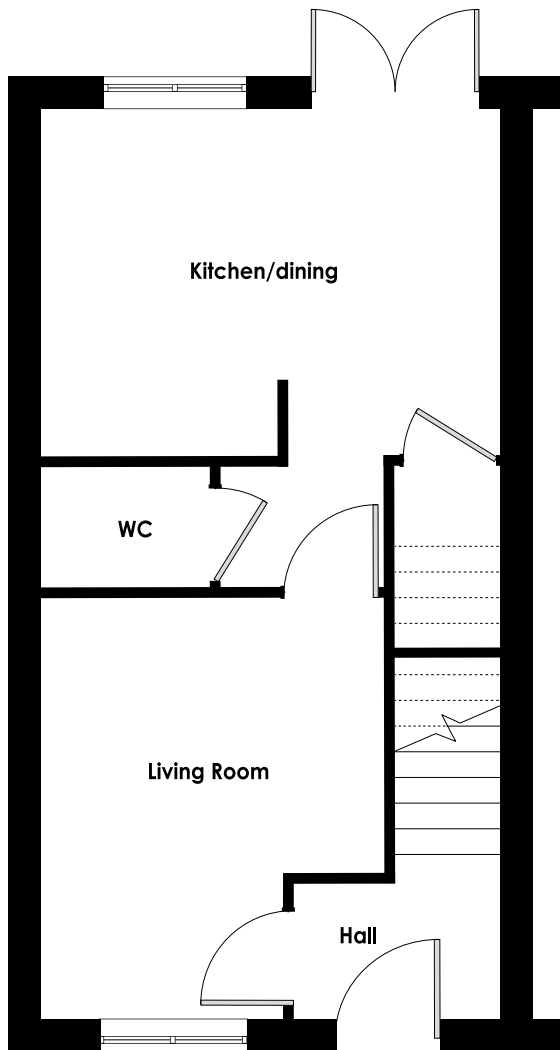
This property has been built to a modern specification and has something to offer everyone. This lovely new home has a kitchen with dining area and a separate lounge. The kitchen has a selection of base and wall

units offered in neutral colours with an integrated oven, hob and extractor hood, integrated fridge freezer and washing machine. There are plenty of electrical sockets throughout with a TV point to the lounge and master bedroom. The bathroom comes with a thermostatic shower over the bath, full height tiling to the bath area and a glass shower screen.

* Images and dimensions are for illustrative purposes and may be subject to change.

The Trinity

floor plan

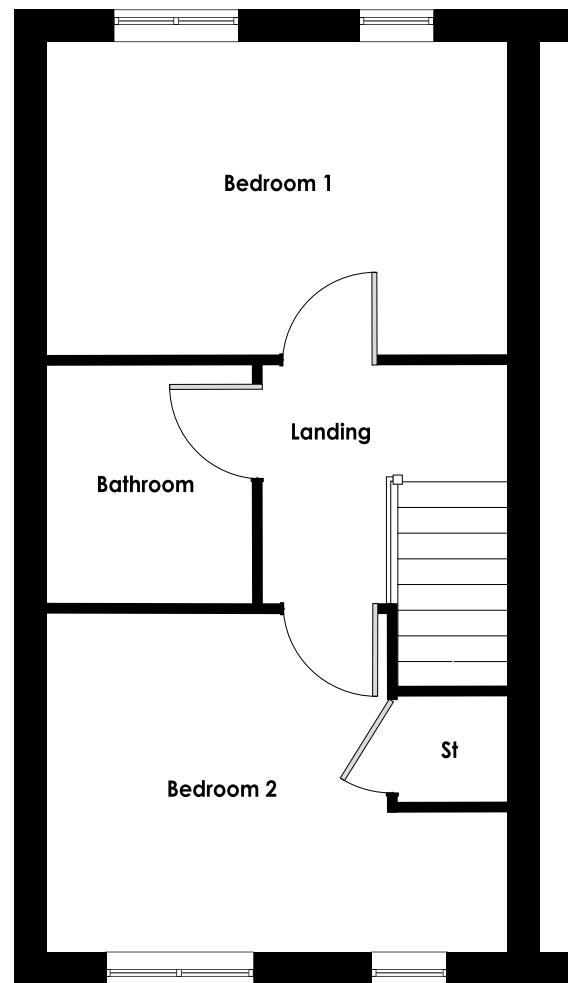


Ground floor

Kitchen / Dining Room
4.25m x 3.17m - 13.9ft x 10.4ft

WC
1.58m x 1.15m - 5.9ft x 3.8ft

Living Room
4.25m x 3.86m - 13.9ft x 12.7ft



First floor

Bedroom 1
4.25m x 2.87m - 13.9ft x 9.4ft

Bedroom 2
4.24m x 3.11m - 13.9ft x 10.2ft

Bathroom
2.20m x 1.94m - 7.2ft x 6.4ft



Three bedroom home

The Abbey

Discover the Abbey, a three bedroom home perfect for first time buyers and growing families.

This property has been built to a modern specification and has something to offer everyone. This lovely new home has a spacious kitchen diner and separate living room. The kitchen has a selection of base and

wall units offered in neutral colours with an integrated oven, hob and extractor hood, integrated fridge freezer and washing machine. There are plenty of electrical sockets throughout with a TV point to the lounge and master bedroom. The bathroom comes with a thermostatic shower over the bath, full height tiling to the bath area and a glass shower screen.

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The Abbey

floor plan

Ground floor

Kitchen/dining room

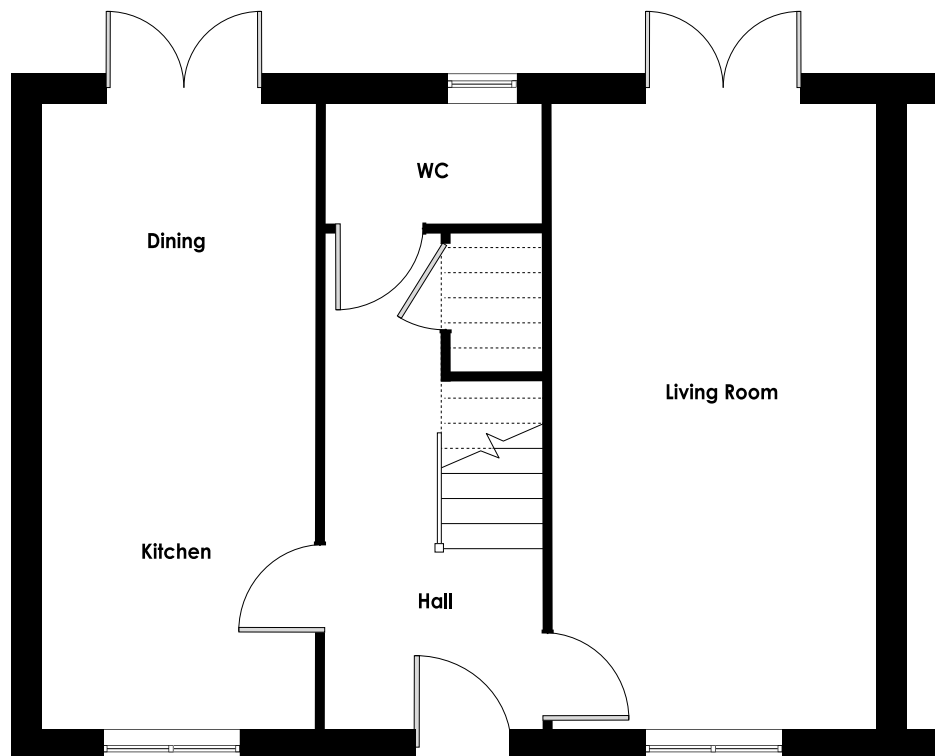
5.86m x 2.60m - 19.2ft x 8.5ft

Living room

5.86m x 3.03m - 19.2ft x 9.9ft

WC

2.05m x 1.15m - 6.7ft x 3.8ft



First floor

Bedroom 1

3.45m x 3.05m - 11.3ft x 10.0ft

Ensuite

1.79m x 1.58m - 5.9ft x 5.2ft

Bedroom 2

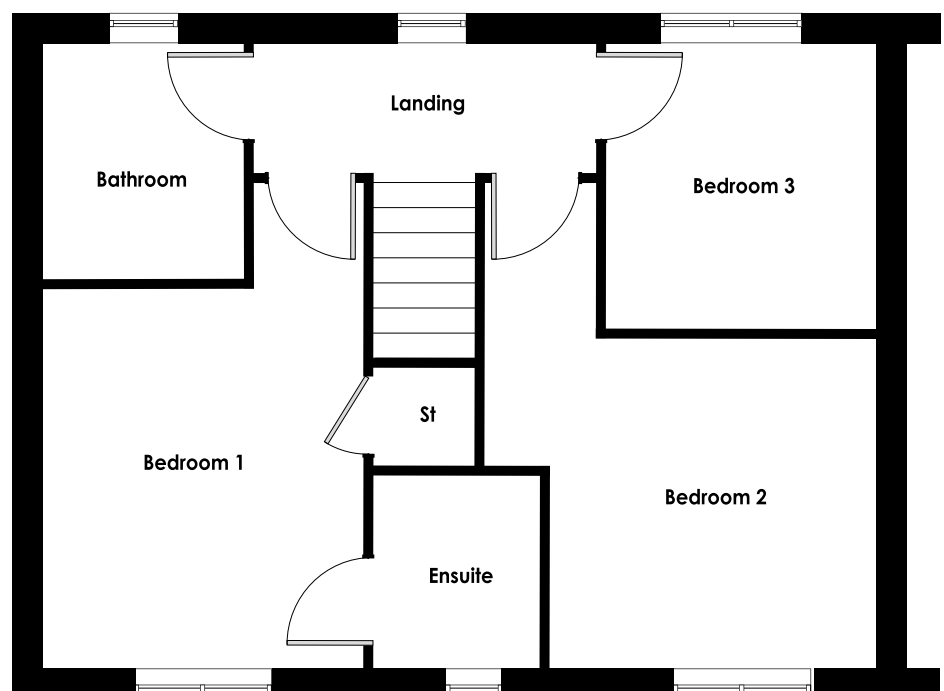
3.06m x 2.79m - 10.0ft x 9.2ft

Bedroom 3

2.70m x 2.55m - 8.9ft x 8.4ft

Bathroom

2.24m x 1.94m - 7.3ft x 6.4ft



Who is eligible?

Broadly speaking, you are eligible for shared ownership if:

- Your gross annual household income is less than £80,000
- You are not a homeowner (if you are a current shared owner or homeowner, you must have a sale agreed on your current home before reserving one of our new homes)
- You have no outstanding credit problems

How to apply

To make an application, complete the online application form on our website www.crosskeyshomes.co.uk/apply

After we receive your application, we'll contact you with details about what to do next. You will need to talk to one of our approved mortgage brokers. This will allow us to confirm the size of the share you can purchase and give you an idea of the costs involved.

Talk to us

We're here to support you every step of the way. If you have any questions, please don't hesitate to reach out. You can fill in our enquiry form or email the sales inbox and we'll respond within two working days. Alternatively, you can start a live chat on our website or give us a call, Monday to Friday, from 9am to 5pm.

For application enquiries, please contact Meghann on 01733 396 440.



What is the process?

1. Finding a home

You want to get your foot on the property ladder but you're not sure where to start. View our available and upcoming shared ownership homes on our website www.crosskeyshomes.co.uk/buy

Our friendly Sales team are here to help you with any questions you may have about our homes for sale.

2. Assessment

Once you have found a home you are interested in please apply on our website at www.crosskeyshomes.co.uk/apply. After we receive your application, we'll contact you with details about what to do next. You will need to talk to one of our approved mortgage brokers.

This will allow us to confirm the size of the share you can purchase and give you an idea of the costs involved.

3. Obtaining a Decision in Principle (DiP)

As part of the financial assessment, the mortgage broker will then obtain a Decision in Principle from a mortgage lender on your behalf.

4. Anti money laundering check (AML)

Before we are able to offer you a home, we will need to complete an AML check. The list of documents required for this will be attached to the email we send to you confirming we have received your application.

5. Reserve your property

Once our AML check is complete, we will offer you a property to reserve. You will complete our reservation form and pay a £500 reservation fee.

6. Issue the Memorandum of Sale

We will issue a Memorandum of Sale to all parties involved, this is when you will then formally instruct your solicitor and apply for your mortgage (if applicable).

7. Draft Contracts issued and searches

Our solicitors will issue Draft Contracts to your solicitor. Your solicitors will review this information and order searches. These provide information about the area the property is in and the property itself you are buying. Once searches are received, they will raise enquiries on your behalf.

8. Mortgage offer and approval

Once your mortgage application has been received by the lender, they will carry out a valuation on your new home prior to offering the mortgage. We will receive a copy of your mortgage offer which we will check and approve.

9. Exchange of contracts

Once the legal searches are back, enquiries are satisfied and your mortgage offer has been received, you will then be in an approved position to exchange contracts.

9. Completion

Upon exchange of contracts (subject to build completion) a completion date will be agreed, which is the day you will receive the keys to your new home.

For more information:

Visit: www.crosskeyshomes.co.uk/buy

Email: sales@crosskeyshomes.co.uk

For development enquiries: Call Anj 01733 385066 or Mary 01733 396406

For application queries: Call Meghann 01733 396440



Cross Keys Homes
Shrewsbury Avenue
Peterborough
PE2 7BZ

These are leasehold homes with a lease term of 990 years.

NB: We are not yet aware of the Council Tax banding for these homes.

Shares available to purchase up to 75% of the full market value (subject to affordability and eligibility criteria). You will need to purchase as large a share as possible..

Disclaimer

IMPORTANT NOTICE These brief particulars have been prepared and are intended as a convenient guide to supplement an inspection or survey and do not form any part of an offer or contract. Their accuracy is not guaranteed. They contain statements of opinion and in some instances, we have relied on information supplied by others. Design elements and specification details may change without notice. You should verify the particulars on your visit to the property and the particulars do not replace the need for a survey and appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any information given. All images are computer generated.

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