

£51,000 Shared Ownership

Parsons Lane, Littleport, Ely, Cambridgeshire CB6 1JX



- Guideline Minimum Deposit £5,100
- Ground Floor
- Dual Aspect Reception Room
- Two Good-Sized Double Bedrooms
- Car Port Parking Space
- Guide Min Income Dual £22.4k | Single £24k
- Approx. 704 Sqft Gross Internal Area
- Semi-Open-Plan Kitchen
- Modern Double Glazing and Gas Central Heating
- Brief Bike Ride from Littleport Railway Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 30% share. Full market value £170,000). This smartly-presented, ground-floor flat is part of a modern development in the village of Littleport, which is located approximately five miles north-east of Ely. The property has a spacious, dual-aspect reception room with semi-open-plan kitchen. The main bedroom includes an additional area which could be used as a dressing room or serve as a home office. There is also a second double bedroom and a stylish, naturally-lit bathroom. Well insulated walls, double glazed windows and gas central heating make for a good energy-efficiency rating. The flat comes with a car-port parking space plus Littleport Railway Station, for services between King's Lynn and London King's Cross, is within comfortable walking distance or brief cycle ride.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/04/2009).

Minimum Share: 30% (£51,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £349.23 per month (subject to annual review).

Service Charge: £128.06 per month (subject to annual review).

Guideline Minimum Income: Dual - £22,400 | Single - £24,000 (based on minimum share and 10% deposit).

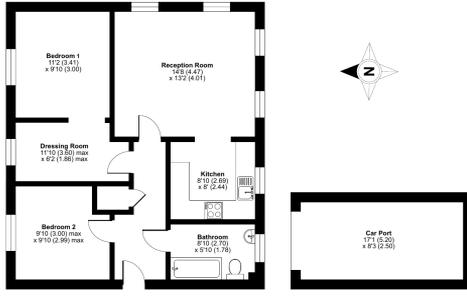
Council Tax: Band A, East Cambridgeshire District Council. Priority is given to applicants living and/or working in this local authority.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets may be permitted but only with prior consent from Clarion (which, unfortunately, can only be obtained once you are the property owner).

DIMENSIONS

Parsons Lane, Littleport, Ely, CB6

Approximate Area = 704 sq ft / 65.4 sq m (excludes car port)
For identification only - Not to scale



ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © redroom 2020. Produced for Urban Moves. REF: 1432384

GROUND FLOOR

Entrance Hall

Reception Room

14' 8" x 13' 2" (4.47m x 4.01m)

Kitchen

8' 10" x 8' 0" (2.69m x 2.44m)

Dressing Room

11' 10" x 6' 1" (3.60m x 1.86m)

Bedroom 1

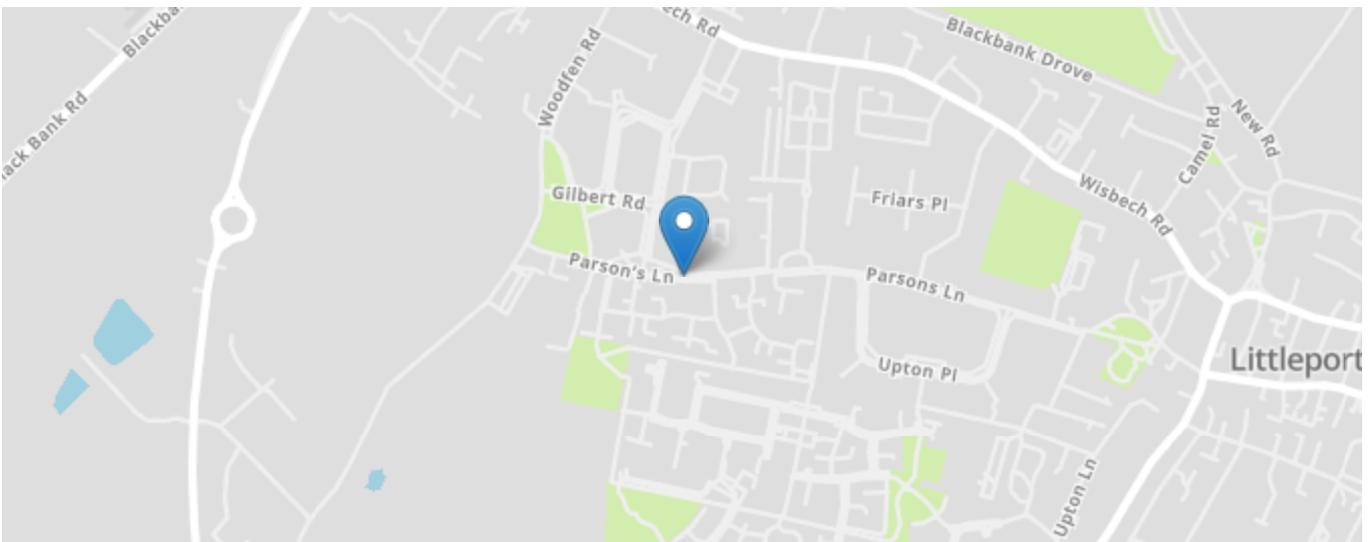
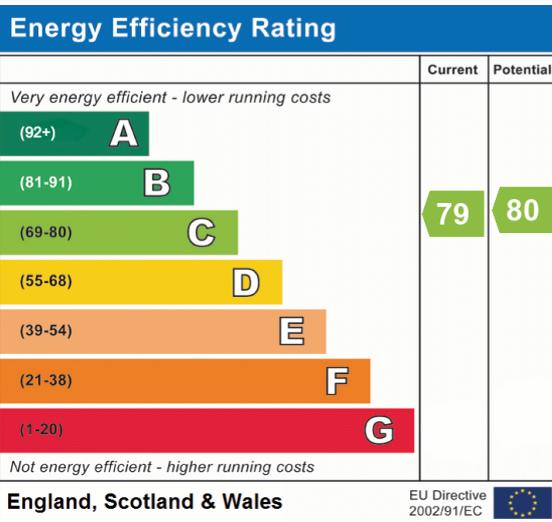
11' 2" x 9' 10" (3.41m x 3.00m)

Bedroom 2

9' 10" max. x 9' 10" max. (3.00m x 2.99m)

Bathroom

8' 10" x 5' 10" (2.70m x 1.78m)



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.