

£40,000 Shared Ownership

Percy Green Place, Huntingdon, Cambridgeshire PE29 6TZ



- Guideline Minimum Deposit £4,000
- Ground Floor
- Open Plan Kitchen/Reception Room
- Good Energy Efficiency Rating
- Short Walk from Huntingdon Railway Station
- Guideline Minimum Income £20,600
- Approx. 709 Sqft Gross Internal Area
- Two Double Bedrooms
- Parking Space
- Town Centre Within Easy Reach

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £160,000). This well-presented flat is on the ground floor and has a twenty-four-foot reception room with open-plan kitchen area featuring walnut-style units and pencil-mosaic splashbacks. Double doors lead from the living area out to a small patio facing lawn and trees on the south side of the building. The bedrooms are both comfortable doubles and there is a smart, modern bathroom. Well insulated walls, double glazing and gas central heating make for a good energy-efficiency rating. Huntingdon Railway Station, for Thameslink services, is only a short walk away and the attractive town centre is also within easy walking distance. The nearest primary school and secondary school are both Ofsted-rated 'Good', as are several other schools in the local area. The flat comes with use of an allocated parking space.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/04/2008).

Minimum Share: 25% (£40,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £362.53 per month (subject to annual review).

Service Charge: £89.27 per month (subject to annual review).

Guideline Minimum Income: £20,600 (based on minimum share and 10% deposit).

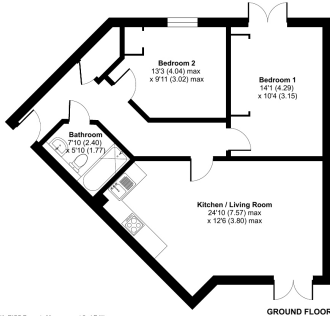
Council Tax: Band A, Huntingdonshire District Council. Priority is given to applicants living and/or working in this local authority.

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).



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Approximate Area = 709 sq ft / 65.8 sq m
For identification only - Not to scale



1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) (November 2018). Produced for Urban Moves. REF: 1654419 © Redroom 2020

DIMENSIONS

GROUND FLOOR

Entrance Hall

Bathroom

7' 10" max. x 5' 10" max. (2.40m x 1.77m)

Reception

24' 10" max. x 12' 6" max. (7.57m x 3.80m)

Kitchen

included in reception measurement

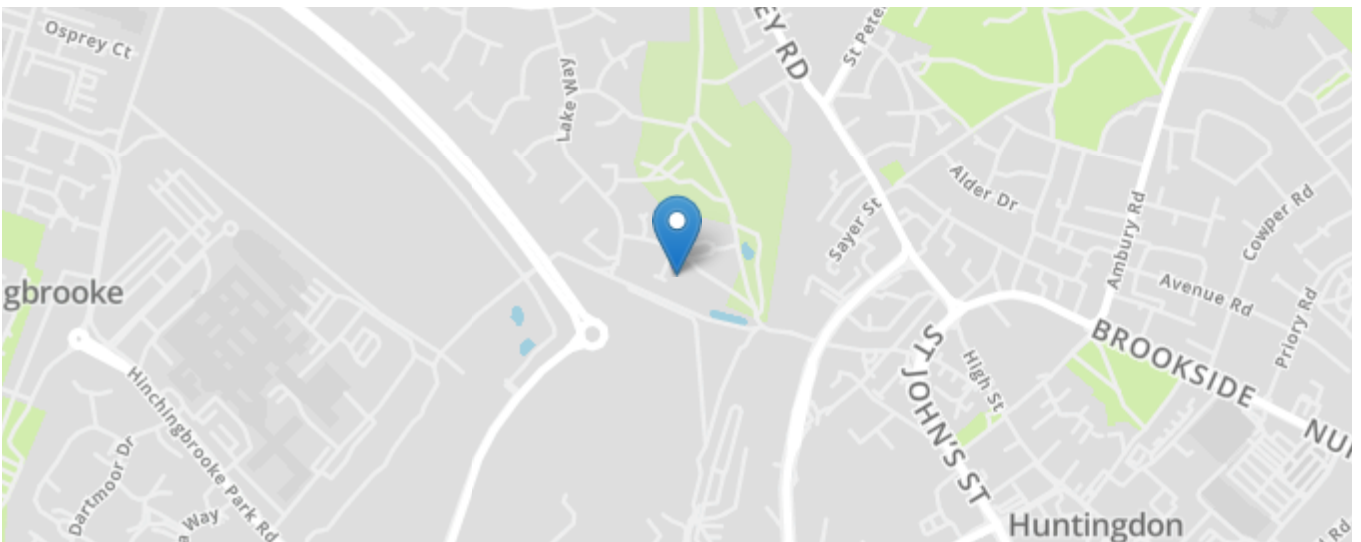
Bedroom 1

14' 1" x 10' 4" (4.29m x 3.15m)

Bedroom 2

13' 3" max. x 9' 11" max. (4.04m x 3.02m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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.