Balmforth

Estate Agents, Valuers & Letting Agents



Plot 36, 11 Larkspur Way, Isleham, Cambs, CB7 5GG

Asking Price £116,000

NOW released and VIEWINGS open. CHOICES OF PLOTS, contact the office for more details and price list.

This delightful, shared ownership property is advertised at 40% ownership and 60% rental.

This property is built to an exceptionally high specification with gas central heating, floorings included and luxury kitchen and bathroom and extends to 79 Square meters (850 Sq Ft). Located within "Station Road" the new build development 'Flowerfields' in the sought after village of Isleham, the site is located on the southern edge of the village on the B1104 providing excellent transport links onto the A11 north or south bound and Soham train station.

This stunning property has been built by a highly regarded local developer, and offers the perfect blend of modern design and high specification finishes, including energy efficient gas heating and PV solar panels. Inside, you are greeted by a good-sized lounge/diner, luxury WC and luxury kitchen. Additionally, the first floor boasts two bedrooms with storage to both and a further luxury family bathroom. The property boasts ample storage space. Outside, hosts a garden laid to lawn with good sized patio bound by fencing and off street parking to the left of the property.

The site consists of 45 houses and bungalows of which 20 are shared ownership and are offered to the market via the well established and renowned Havebury Homes. The properties are superbly designed and finished to an ecofriendly low energy design and specification

Explore our 3D walkthrough and virtual tour of a similar home by the same developer.

The site is a LIVE construction site. All viewings and access are STRICTLY by appointment only.

The kitchens are high quality Symphony with Plaza Cashmere units and wood effect worktop. The bathrooms are part water proof wall panelled to bath and shower areas (mermaid board) with vinyl floors and carpets fitted to reception rooms and bedroom areas.

This shared ownership property represents an ideal opportunity to get on the property ladder. Eligibility criteria will apply (Please contact office for details.)

Total property price is £290,000 with shares available to purchase between 10% and 75% (40% £116,000). Future opportunities to staircase to 100%. A property information form can be provided upon request giving the rental costs for all the different percentages.

The site has 20 shared ownership units which are a mixture of 2 & 3 bedroom houses and bungalows. They are initially being sold off plan and reservations can be taken. Whilst some limited site access may be available, only selected plots are available for viewing in pre-booked slot's. The first completions are expected Autumn/Winter 2025.

To register your interest in this plot (other plots are available contact office for details) please complete the registration form. https://www.havebury.com/shared-ownership/shared-ownership-registration/ For further assistance on how shared ownership works or how reservations can take place off plan, please contact the office.

In more details the accommodation comprises of:
ENTRANCE:
Storage cupboard, stairs to first floor.

KITCHEN:
Range of wall and base units, integrated fridge freezer and dishwasher, double oven, induction hob and extractor hood, space and plumbing for washing machine, inset sink and drainer and windows to front aspect.

CLOAKROOM:
Suite comprising of low level wc, hand basin, and window to front aspect.

LOUNGE/DINER:
Windows to rear and side aspect, French doors to rear.

ON THE FIRST FLOOR:
STAIRS/LANDING:
Storage cupboard.

BEDROOM ONE:
Window to rear aspect, built in wardrobe.

BEDROOM TWO:
Windows to front aspect, build in wardrobe, storage cupboard.

BATHROOM:
Suite comprising of low level wc, and hand basin set into vanity unit, bath with shower over, window to rear aspect.

OUTSIDE:
Enclosed rear garden, shed and off street parking.

Tenure: Leasehold with 990 remaining.
Construction type: Brick and tile
Heating: Gas central heating to radiators and PV solar panels
Parking: Driveway parking for two vehicles
Windows/doors: UPVC double glazing
Council Tax: Band TBC
EPC: To be confirmed.
Warranty: NHBC Build mark choice 12 (10 years + 2 years)
Rent: At 40% share £398.75 per month.
Service charge: £54.77 per month excluding rent.
Ground rent: Nil.
Water supply: Meter
Drainage: Mains
Flood risk: TBC.
EV charging point: Yes
Electric supply: Meter.
Broadband: TBC.
Mobile network: TBC.

AGENTS NOTES:
1) Broadband speed and mobile phone networks as stated in Ofcom mobile and broadband checker The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different.
2) Staircasing of 100% available (not initially)
3) Flooring included.
4) Applicants are required to register with Havebury Housing to establish housing need before a viewing can take place or progressing an enquiry
5) Applicants will be required to have a financial assessment carried out (contact the office for details)
6) The houses are to be sold on a first come first served basis following a successful application.
7) Key information home guide will be supplied.
8) Guide will be supplied on buying Havebury Shared Ownership properties.
9) The first completions are expected in Winter 2025/Spring 2026.
10) The kitchen image is from the Symphony brochure to give an idea on the style of the units and worktops the layout and appliances will not be the same.
11) External front photo is of a similar property by the same developer.

¦¦Location¦¦

Isleham village has many local amenities these include: - a small Co-op supermarket, village stores, primary school, three public houses and three churches. The nearby towns of Newmarket, Ely and Mildenhall are well served by a larger variety of shopping amenities together with schooling for all age groups and recreational facilities. Isleham village also boasts a sense of community with it's thriving 'Beeches' facility, home to local sports teams, village clubs and monthly farmers market.

¦¦Viewing¦¦

By appointment through
Balmforth Estate Agents, Valuers & Lettings Agents
T: 01638 711171
E: mildenhall@balmforth.co.uk









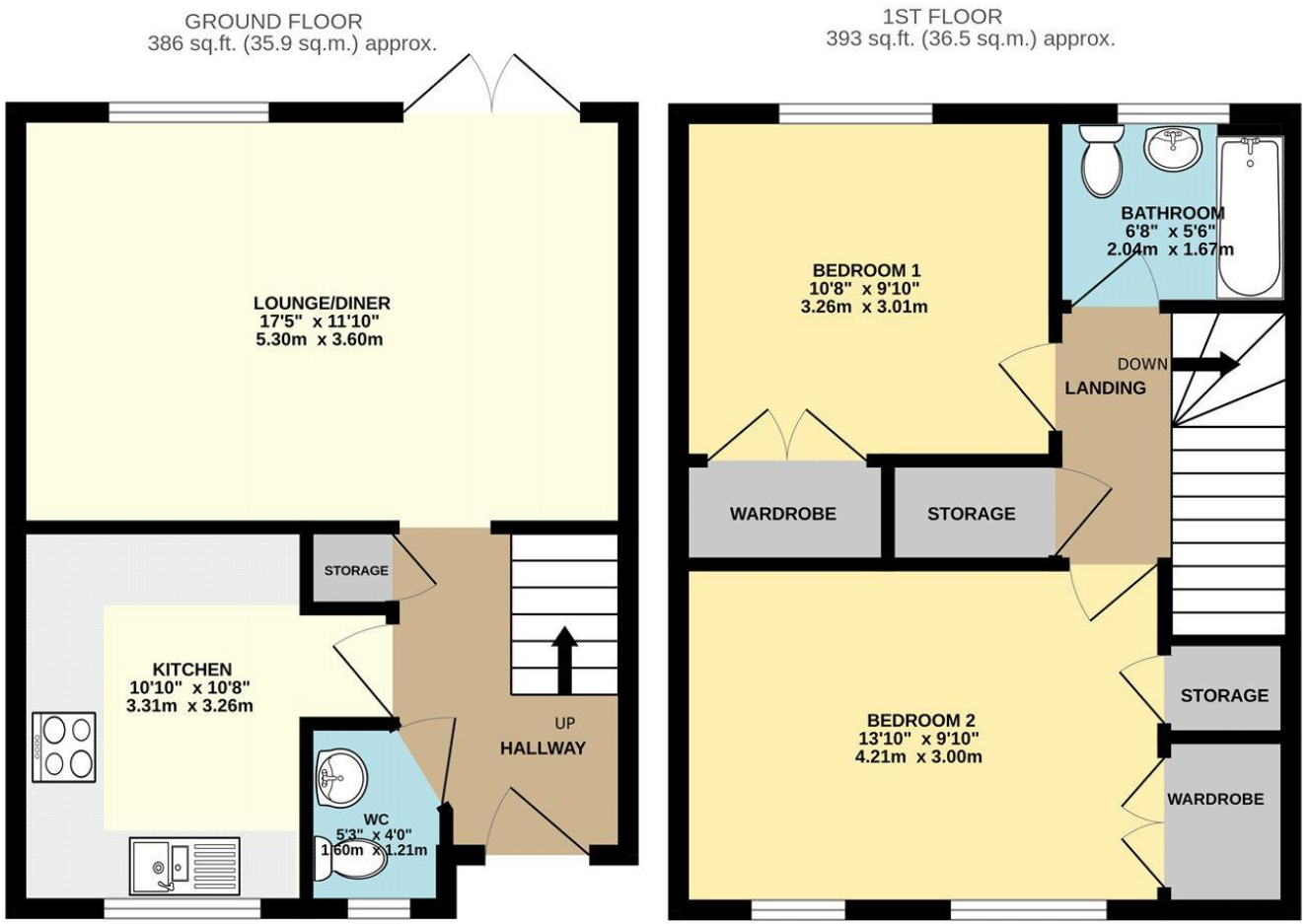


Balmforth Estate Agents, 22-26 High Street, Mildenhall, Suffolk IP28 7EQ

Scan here for Area Guides

Material Information Brochure

Energy Performance Chart to follow



TOTAL FLOOR AREA : 779 sq.ft. (72.3 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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