

4 Duncan House, High Street
Earith, PE28 3PP

THOMAS MORRIS







Guide Price: £180,000 - £200,000

Share of Freehold

High Street, Earith, PE28 3PP

- Guide Price £200 000 - £210 000
- Ground-Floor Apartment
- Two Bedrooms
- En-Suite Shower Room
- Off-Road Parking
- Riverside Views
- Communal Gardens and Mooring
- No Forward Chain
- Share Of Freehold
- Energy Rating: D/66

A two-bedroom ground-floor apartment in the highly sought-after village of Earith. Offered with a Share of Freehold and a private mooring, this property is set back from the road, with a communal rear garden and spectacular views over the river.

The property comprises - entrance hallway, kitchen with space for appliances, living room with French doors out to the communal rear garden and access to the riverfront, the main bedroom features a modernised en-suite bathroom, built-in storage and a main bathroom complete with three-piece suite. Externally the property offers allocated parking and further visitor parking on a first come, first serve basis.

Lease Length Remaining: 91 years of 125 years
Management Company: Duncan House Management Company LTD
Maintenance Charge: £900pa (£225 per quarter)

These details have been provided by the seller.
Their accuracy cannot be guaranteed.
Should you proceed with a purchase of this property, lease details must be verified by your solicitor.

Huntingdonshire District Council Tax Banding D.
These details are subject to approval.

Accommodation

Entrance Hall

Living Room/Dining Room *14'2" x 12'2" (4.32m x 3.7m)*.

Bedroom One *19'3" x 10'3" (5.87m x 3.12m)*.

Kitchen *11'2" x 9'10" (3.4m x 3m)*.

En-Suite Shower Room

Bedroom Two *15'7" x 11'2" (4.75m x 3.4m)*.

Bathroom







To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £80 incl. VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Thomas Morris.

Disclaimer
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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