

34 Haynes Close, Sawtry, PE28 5ZJ

THOMAS MORRIS







Fixed Price: £145,000
Leasehold

Haynes Close, Sawtry, PE28 5ZJ

- 50% Shared Ownership
- Option to Purchase Full Ownership
- Detached Two Bedroom Bungalow
- Open-Plan Kitchen/Living/Dining Area
- Off-Road Parking for Two Vehicles
- Cul-de-Sac Location
- Easy Access to Road Links
- Village with Good Amenities
- Leasehold
- Energy Rating: B/83

A fantastic opportunity to purchase a 50% shared ownership interest in this well-presented two-bedroom property. Situated within a popular village location offering a good range of local amenities and excellent road links, this is an ideal choice for first time buyers.

Accommodation features an entrance hall, a spacious living/dining room which leads to the open-plan kitchen area, two bedrooms and bathroom. The open-plan kitchen creates a practical and sociable living environment, while the generous living/dining space provides an ideal area for both relaxing and entertaining - with patio doors leading to the rear garden.

Outside, the property benefits from a rear garden, providing a pleasant outdoor space, together with two allocated parking spaces to the front.

Lease Term Remaining: 92 years
Monthly rent on the remaining 50% share is £383.16.
Monthly service charge £68.14 - which includes management fees and buildings insurance

The lease and service charge 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.

Huntingdon District Council
Council Tax Band: C

Draft details subject to approval

Accommodation

Entrance Hall
13'3" x 3'10" (4.04m x 1.17m).

Living/Kitchen/Dining Area
20'11" x 15'5" (6.38m x 4.7m).

Bedroom One
13'2" x 8'5" (4.01m x 2.57m).

Bedroom Two
9'7" x 7'10" (2.92m x 2.4m).

Bathroom
8'2" x 6'4" (2.5m x 1.93m).

Rear Garden

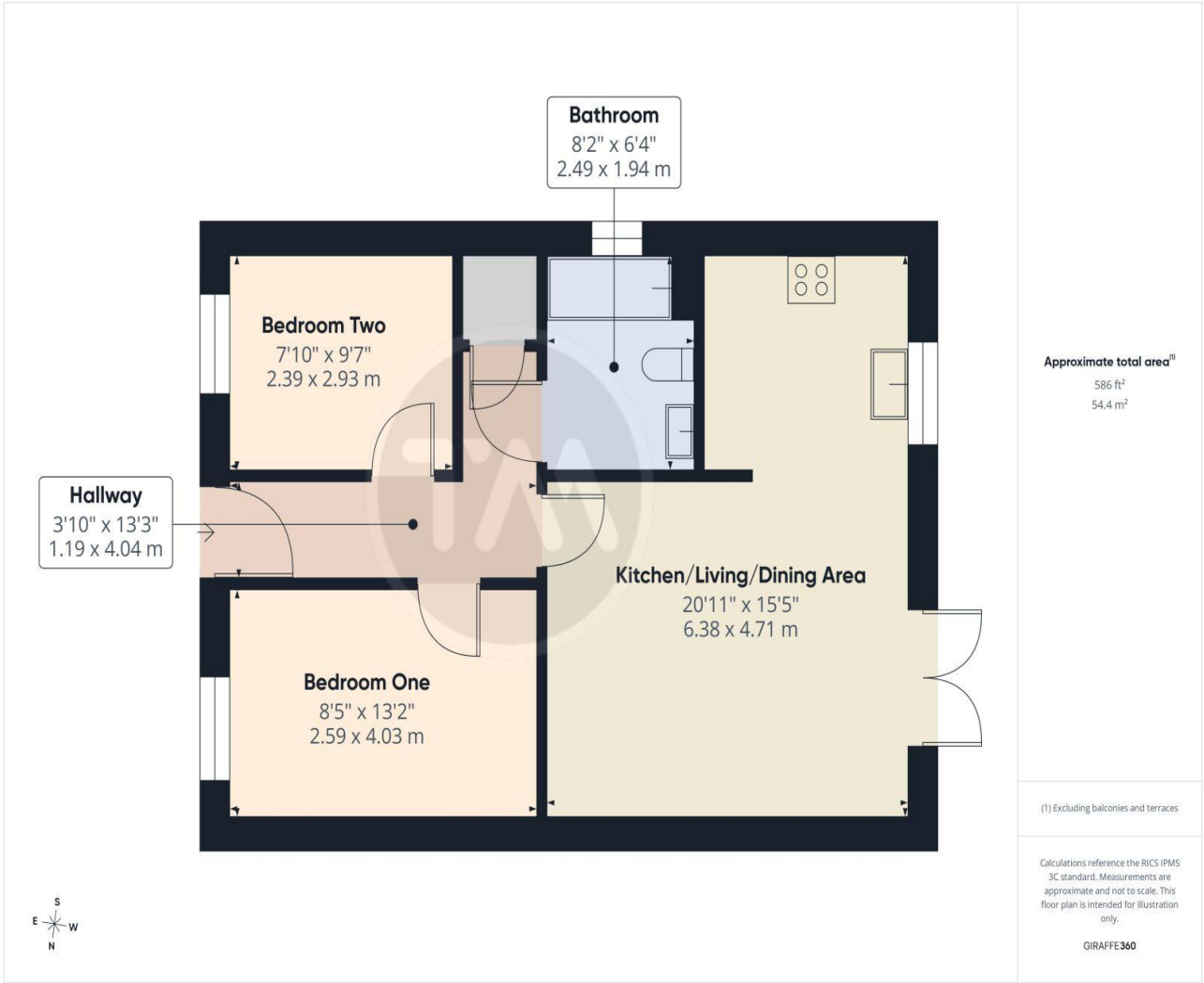
Off-Road Parking for Two Vehicles







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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