

63 Samuel Jones Crescent, Little Paxton,
PE19 6QZ

THOMAS MORRIS







Asking Price: £100,000
Leasehold

Samuel Jones Crescent, Little Paxton, PE19 6QZ

- 40% Shared Ownership
- Two Bedrooms
- Ideal First Time Purchase
- Off Road Parking
- Option to Purchase Full Share
- Great Access to local Amenities
- Nature Reserve Nearby
- Close to Primary School
- Leasehold
- Energy Rating - C/76

A fantastic opportunity to purchase a two-bedroom mid-terrace house, ideally situated in the popular village of Little Paxton, on Samuel Jones Crescent, within easy reach of the nearby market town of St Neots.

The property offers well-proportioned accommodation and benefits from off-road parking, making it an ideal first-time purchase or an excellent opportunity for those looking to take their first step onto the property ladder.

The house is available through the Shared Ownership scheme, with an initial 40% share available to purchase, offering an affordable route to home ownership. There is also the option to purchase the full 100% share, subject to availability and scheme criteria.

Situated in the popular village of Little Paxton, the property benefits from convenient access to St Neots and its range of local amenities, shops, schools and transport links.

Full Market Value: £250,000
Share Available: 40%
Monthly Rent: £409.23
Monthly Service Charge: £619 per annum
Remaining Lease Term: 99 Years from 05/05/2011

DRAFT DETAILS

Accommodation

Entrance Hallway

Cloakroom

Kitchen *7'6" x 11'9" (2.29m x 3.58m)*.

Living Room *15'11" x 13'6" (4.85m x 4.11m)*.

First Floor Landing

Bedroom *16' x 8'5" (4.88m x 2.57m)*.

Bedroom *8'8" x 13'6" (2.64m x 4.11m)*.

Bathroom *7'1" x 6'4" (2.16m x 1.93m)*.

Outside

Enclosed Rear Garden

Driveway







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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Leasehold Information
Lease Length: 83 Years .
Service charge: £619 Per Annum
Every effort has been made to obtain the lease information listed above. The information has been provided to Thomas Morris who make no warranty as to its accuracy or completeness and as such details should be confirmed by a solicitor if a purchase is undertaken.

The Property Ombudsman