THOMAS MORRIS



2 Loves Way, St. Neots, PE19 6AX

Asking Price: £90,000

- Ground Floor Apartment
- Two Bedrooms
- Ideal First Time Purchase
- 50% Shared Ownership
- Close to Mainline Station
- Off Road Parking
- Option to Purchase Full Share
- Close to Amenities
- Leasehold
- Energy Rating - C/78

A fantastic opportunity to purchase a two-bedroom ground floor apartment, ideally situated on the popular Loves Farm development, within easy reach of St Neots mainline railway station. The property offers well-proportioned accommodation and would make an ideal first-time purchase, investment opportunity or home for those looking to enjoy convenient access to local amenities and excellent transport links. The apartment is available through the Shared Ownership scheme, offering an affordable route onto the property ladder, with the additional option to purchase the full 100% share, subject to availability and scheme criteria.

Council Tax Band – A Huntingdon District Council DRAFT DETAILS





Entrance Hallway

Living Room *17'8" x 10'1" (5.38m x 3.07m).*

Kitchen *10' x7'6" (3.05m x2.29m).*

Bedroom One *16' x 8'3" (4.88m x 2.51m).*

Bedroom Two *13'7" x 5'7" (4.14m x 1.7m).*

Bathroom

Allocated Parking Space



Leasehold Information
Lease Length: 115 Years .
Service charge/Ground Rent: £103 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.

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.

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Visit all our properties at **thomasmorris.co.uk**

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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