



Ashleigh Court Woodlands, Warboys Huntingdon
£100,000 Leasehold

**Sharman
Quinney**

Key Features

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139 Years remaining as of 01 Apr 1990

£224.00 Ground Rent pcm

Review due: Ask Agent

£3156.00 Service Charge pcm

Review due: Ask Agent

- Benefitting from no onward chain
- Popular village location
- Council tax band B
- Over 55's
- Salon

A spacious and well-presented over 1st floor flat in a purpose-built development for the over 55's that benefits from no onward chain, redecoration and 24-hour emergency care. Situation close to the centre of Warboys it offers a short journey to local businesses and transport routes.



The development offers on site laundry services, a salon, lift access to all floors, communal areas and 24-hour emergency support system with multiple access points throughout the property and development in case of emergencies.

Lease, Ground Rent and Maintenance 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.

Entrance hall

Kitchen - 2.42m x 2.42m (7'11" x 7'11")

Lounge Diner - 3.16m x 5.61m (10'4" x 18'4")

Bedroom - 2.92m x 4.25m (9'7" x 13'11")

Bathroom

Residents parking

Salon

Laundry room

Communal sitting areas





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property call Sharman Quinney on:
01487 710345

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 01487 710345

 17 Great Whyte, Ramsey, HUNTINGDON,
Cambridgeshire, PE26 1HG

 ramsey@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



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1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: :RAM204385 - 0001