

Asking Price £105,000
Leasehold



114 Celandine View, Soham, Cambridgeshire, CB7 5FU

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A stylish 4 bedroom townhouse delightfully situated overlooking open green space and play area.

A superb opportunity to acquire a 30% share of this impressive 4 bedroom townhouse delightfully situated on the edge of the development overlooking open green space and play area to front. Arranged over three floors, the accommodation, in brief, comprises an entrance hall, utility/cloakroom and stunning open plan, kitchen/dining room/sitting room at ground floor level, 4 double bedrooms and 2 bath/shower rooms (1 en suite) arranged over the first and second floors. The property further benefits from gas fired radiator heating, PVCu double glazed windows, off road parking for 2 cars and an enclosed garden to the rear. The purchase price of £105,000 equates to 30% of the overall value. The remaining 70% is rented through Heylo Housing, a Shared ownership provider, currently £806.05 per month., which also includes the service charge, ground rent, buildings insurance and service charge for the upkeep of the communal areas. The property is leasehold with an original 125 year lease granted on the 1st January 2019 and there are approximately 119 years remaining. The Council Tax rating is currently band D and the EPC rating is currently Band B.

Soham is a popular market town well placed for access to Ely (about 6 miles), Cambridge (about 16 miles) and Newmarket (about 8 miles) There is a good range of shopping facilities, including Asda and Co-op supermarkets, variety of sporting and social activities, schools catering for all age ranges and a mainline railway station.

Features

- Spacious Open Plan Living to Ground Floor
- Stylish Kitchen With Range of Integrated Appliances
- 4 Double Bedrooms & 2 Bath/Shower Rooms
- Gas Fired Heating & Double glazed Windows
- Enclosed Garden & Double Carport
- NHBC New Home Warranty





AGENTS NOTE:

The purchase price represents a 30% share with there being a monthly rental payment in respect of the remaining 70% of £806.05 per month, which includes the ground rent, service charge and buildings insurance.

Tenure - Leasehold
 Length of Lease - Originally 125 years as from the 1st January 2019. Approximately 119 years remaining.
 Council Tax Band - D
 Gas Supply - mains
 Water Supply - Mains
 Sewerage - Mains
 Heating source - Gas radiator heating
 Broadband Connected - yes
 Broadband Type - According to Ofcom.org.uk, standard (16Mbps), superfast (98Mbps) and ultrafast (940Mbps) are available, maximum download speeds shown in brackets
 Mobile Signal/Coverage - according to Ofcom.org.uk there is limited voice coverage for 3 out of the 4 main providers checked and limited data coverage for 2 out of the 4 main providers checked

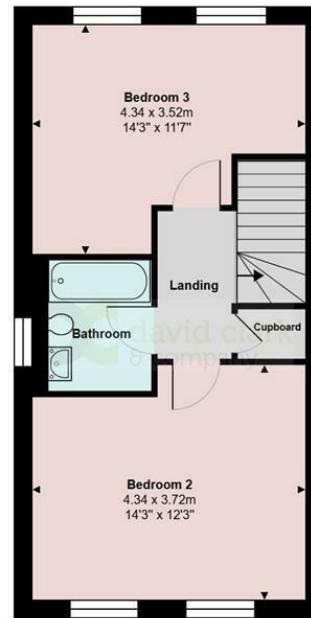
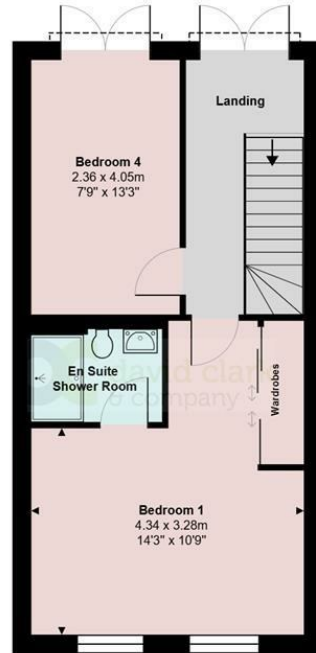
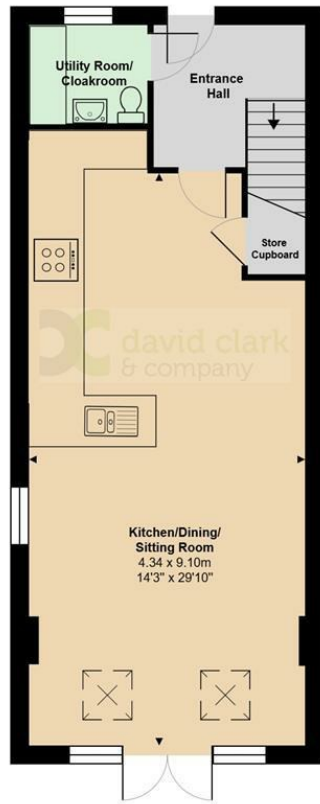
BUYERS CRITERIA:

In order to be eligible to purchase the property, buyer must meet the following criteria:-

Buyers must be at least 18 years old
 Buyers must have a total household income under £80,000 (£90,000 in London)
 Buyers must meet the Homes England affordability and sustainability assessments
 Buyers are expected to use any savings and assets towards the purchase of their home. This may mean selling assets such as bonds, shares, land and any other financial investments. Buyers in receipt of benefits are eligible for shared ownership provided they meet the Homes England affordability assessment (not all benefits are eligible)
 Self-employed buyers must be able to provide 2-years evidence of their income

Buyers must purchase the maximum share they can reasonably afford within the parameters of the Homes England calculator
 Shared owners must be first time buyers or do not own another property in the UK or any other country or have a memorandum of sale for their existing property.
 Buyers must have good credit history and must not have the following

- A mortgage or rent arrears
 - Other bad debts
 - County Court Judgements
- Buyers must have a minimum 5% deposit towards the share they are purchasing
 Buyers may retain a portion of their savings to cover the costs of purchase and moving home (typically up to £5,000). This may include: Legal fees, Stamp Duty Land Tax (where applicable), mortgage application fees, valuation fees and any associated moving costs.



About 129.6 m² ... 1395 ft²

All dimensions / floor plans are approximate and should not be relied upon.

TENURE
Leasehold

SERVICES
Water, Electricity, Gas and Drainage.

LOCAL AUTHORITY
East Cambridgeshire District Council

COUNCIL TAX BAND
D

Directions to the property using What3Words.
Enter the following link in your browser then click Waze
or Google Maps:

https://w3w.co/outlined_undertook_disbanded

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A	(92 plus) A	(82 plus) A	(82 plus) A
(81-91) B	87	(81-91) B	(81-91) B
(69-80) C	94	(69-80) C	(69-80) C
(55-68) D		(55-68) D	(55-68) D
(39-54) E		(39-54) E	(39-54) E
(21-38) F		(21-38) F	(21-38) F
(1-20) G		(1-20) G	(1-20) G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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