



HARVEY ROBINSON

Offers In Excess Of
£280,000

Wassingley Way
Alconbury Weald, PE28 4LT

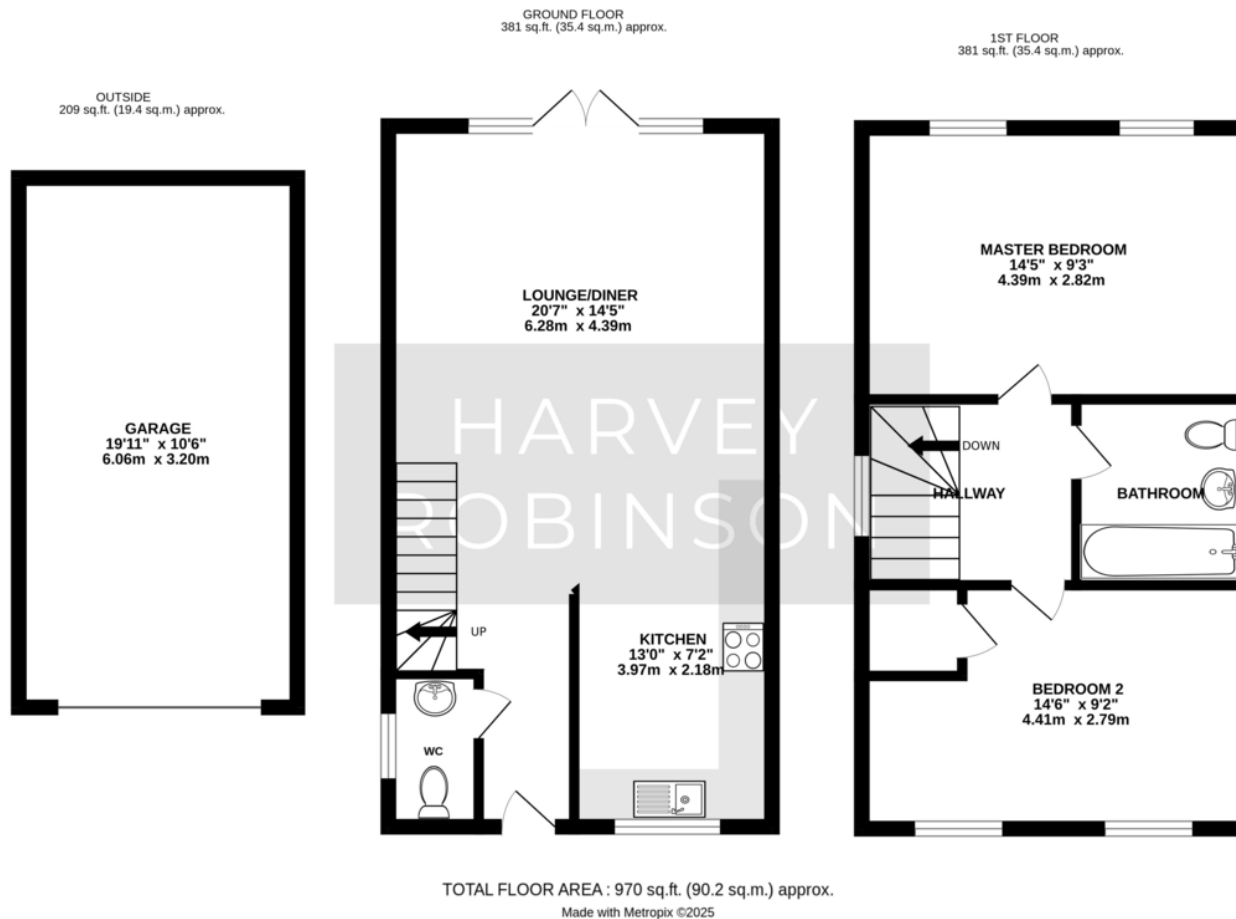
PROPERTY SUMMARY

Harvey Robinson Estate Agents are thrilled to present this stunning two double bedroom semi-detached home, ideally situated on the highly sought-after Alconbury Weald development. Built in 2020 by renowned high-end developer Crest Nicholson, this beautifully presented property offers modern living at its finest and is an absolute must-see.

The spacious and contemporary accommodation comprises an inviting entrance hallway, a convenient cloakroom, and a stylish open-plan lounge/kitchen/diner complete with French doors that open out onto the rear garden — perfect for entertaining and relaxing.







FAQs

Age of Property: 2020

Tenure: Freehold

Council Tax Band: B

Estate Charge: £374.90 per annum

Developer: Crest Nicholson

Vendors Onward Movements: Upsizing

Rear Aspect: South facing

Primary School Catchment: Ermine Street Academy

Secondary School Catchment: St Peters

Water Meter: No

Age of Boiler: 2020

Age of Windows: 2020

Management Co: Encore Estates Management Co. Helps with the upkeep of the estate - landscapes, bins, lights etc). Price reviewed annually.

Bills: Gas - £38, Electric - £50 & Water - £45pcm

Owners Owned: Since new

Garage: Looking at the house, garage is to the right hand side, the furthest one away.

F&Fs: Build in kitchen appliances, blinds & curtains.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

HARVEY ROBINSON

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