



Bush & Co.



## 31 Bohemia Place, Fordham, CB7 5XJ

£194,400 Leasehold



Energy Rating Band B

31 Bohemia Place Fordham, is an immaculately presented semi-detached shared ownership family home, constructed in 2022, offering well planned accommodation, finished to a high standard. The property is available to purchase with a 72% shared ownership for £194,400 with an additional monthly rent of £179.61, payable to Sage housing association or full 100% ownership for £270,000 The property benefits from NHBC warranty for 10 years since construction in 2022.

In brief the accommodation consists; A welcoming entrance hallway gives access to the kitchen, with WC, with hand wash basin just off the entrance hallway.

The modern kitchen, has a range of matching base and eye level cabinets and drawers, ample worksurfaces, integrated oven with extractor above, space and plumbing for various appliances, window to front aspect.

The living/dining room is light, bright and airy, with patio doors opening up onto the pleasant rear garden, there is storage beneath the stairs.

The first-floor accommodation consists; 2 double bedrooms located off a central landing. The principal bedroom is located at the rear of the property, with views over the garden. Bedroom 2 is a double and has a storage cupboard.

The bathroom is contemporary in design, there is a bath with shower over, WC, hand wash basin and is finished with modern tiling.

Outside; The property is set back from the road, there is off street parking for 2 vehicles. The rear garden has a patio area with the remainder laid to lawn. Raised beds with wild flower planting. A further seating area is located at the rear of the garden. There is timber storage shed, a secure wooden gate, gives access to the front of the home.

Service Charge: £51.89 PCM

Additional Rent For 72% Share £179.61 per month

Tenure: Leasehold 125 years from 2022. 123 years remaining

Housing Association: Sage Homes Orion House, 5 Upper St Martin's Lane, London, WC2H 9EA

Fordham is a village in East Cambridgeshire District located approximately 5 miles to the north of Newmarket and 8 miles to the south east of Ely. Fordham is served by the number 12 bus route which connects the village with Ely, Newmarket, Soham and Cambridge.

Fordham offers a great range of local amenities including highly regarded primary school, Award Winning restaurant The White Pheasant, Co-op, petrol station, two garden centres, family butchers, Church and two public houses, Th



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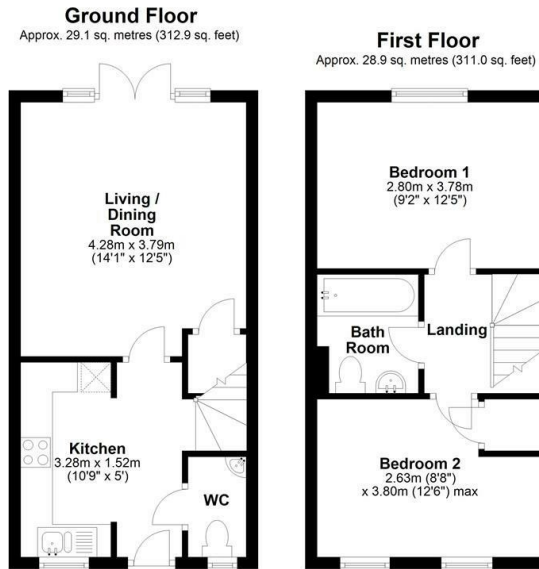
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Total area: approx. 58.0 sq. metres (623.9 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

## Further Information

Tenure - Leasehold

Council Tax - Band B

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By Appointment

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