

Disclaimers Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

England & Wales	
Energy Rating	Energy Efficiency - lower rating costs
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

Energy Efficiency Graph

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

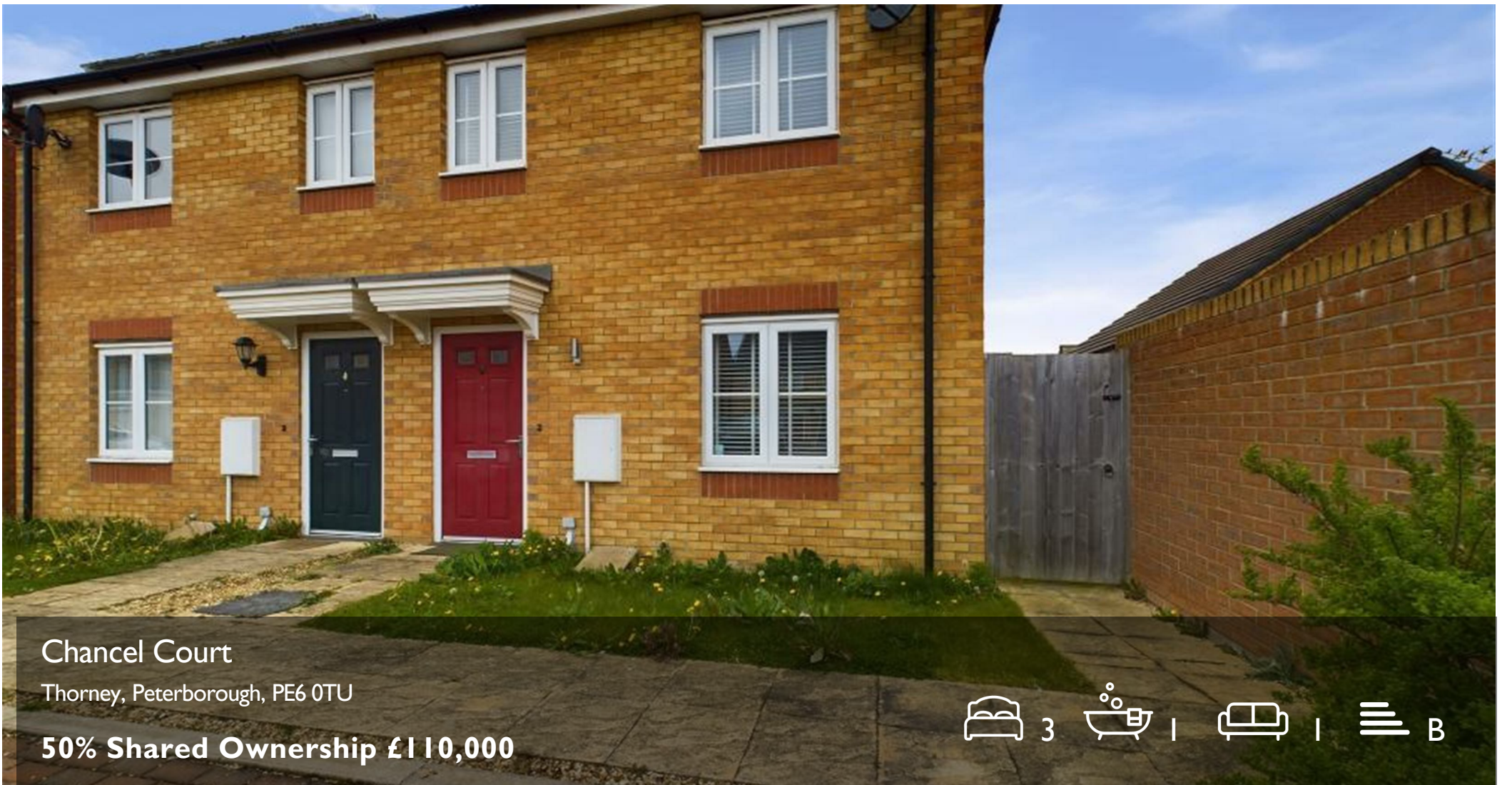
Viewing



Area Map



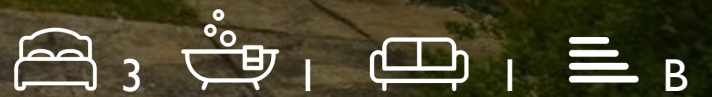
Floor Plan



Chancel Court

Thorney, Peterborough, PE6 0TU

50% Shared Ownership £110,000



Chancel Court

Thorney, Peterborough, PE6
0TU

Guide Price £115,000 - £120,000

Attention first time buyers! City and County are delighted to present this fantastic opportunity to purchase a 50% share of this superbly presented and stylish semi-detached home. Located in the popular location of the historic village of Thorney approximately five miles east of Peterborough.

Accommodation comprises downstairs, an entrance hall, spacious living room, inner hallway with a convenient two-piece suite cloakroom, and a modern fitted kitchen/breakfast room with French doors leading to the rear garden. Carpeted stairs lead to a good sized landing, three bedrooms plus a modern three-piece suite bathroom. The property benefits from gas central heating, with neutral and fresh décor throughout. ****No forward chain!****

All applications are subject to affordability via Cross Keys Homes. Please note there are 119 years remaining on the lease, current rent at £385 pcm on the remaining 50%.



Entrance Hall

7'2" x 4'7"

Living Room

16'2" x 12'2"

Hallway

3'10" x 4'1"

WC

5'6" x 3'1"

Kitchen/Breakfast Room

8'0" x 15'8"

Landing

9'6" x 6'3"

Master Bedroom

13'6" x 9'1"

Bedroom Two

15'1" x 7'10"

Bedroom Three

9'2" x 7'5"

Bathroom

9'3" x 6'3"



EPC - B
85/87

Tenure - Leasehold

50% Shared Ownership
119 years remaining on lease
Current rent £385 pcm on the remaining 50% (£4620 pa).

IMPORTANT LEGAL INFORMATION

Material Information

Property construction: Standard form
Community Green Space Charge: No
Electricity supply: Mains electricity
Solar Panels: Yes
Other electricity sources: No
Water supply: Mains Water Supply
Sewerage: Mains
Heating: Gas Central Heating
Heating features:
Broadband: up to 1000Mbps
Mobile coverage: EE - Great, O2 - Great, Three - Great, Vodafone - Great

Parking: Allocated, Off Street
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: No
Public right of way: No
Long-term flood risk: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations:
Coal mining area: No
Non-coal mining area: No
Energy Performance rating: B (potential rating is B)

All information is provided without warranty.

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

DRAFT DETAILS AWAITING VENDOR APPROVAL