



## The Poplars, Huntingdon

**Price: Leasehold £80,000**

- Ground Floor Maisonette
- Shared Ownership- 50% share
- Enclosed rear garden
- Off road parking
- Excellent first time buy
- Boiler refitted
- Two double bedrooms

EPC Rating: C



Hall

Bedroom 1- 4.20m x 2.80m (13'9" into door recess x 9'2")

Bedroom 2- 4.20m x 3.40m (13'9" into door recess x 11'1")

Lounge- 3.20m x 4.00m (10'6" into recess x 13'1")

Kitchen-3.20m x 2.20m (10'6" x 7'2")

Bathroom- 1.70m x 2.06m (5'6" x 6'9")

Tenure: Leasehold

Lease Length Remaining: 85 years

Property Built: 2006

Boiler Refitted: 2020

Rent payable on the other 50% share: £303.59 per month

Service charge and Ground Rent: £19.23 per month

Service charge review period :Every May. Last increase: TBC.

Council tax band: A

Primary Catchment Area: Cromwell Academy

Secondary Catchment Area: Hinchingbrooke Secondary School

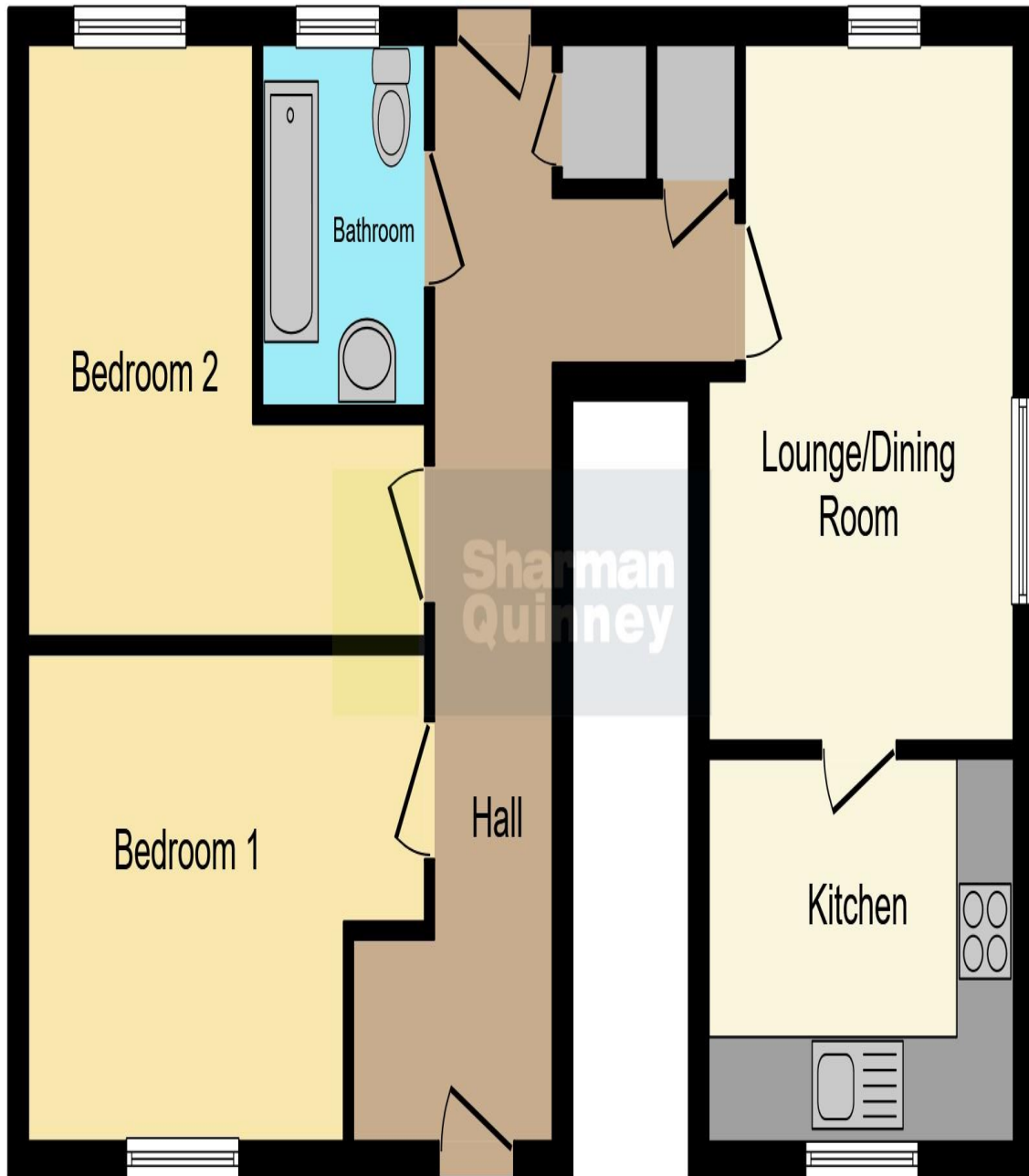


1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense.

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: GDM100046 - 0005

Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

**This is a Leasehold property with details as follows; Term of Lease 99 years from 21 Aug 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.**

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