



Knight's Orchard, Whittlesford CB22 4AG

welcome to

Knight's Orchard, Whittlesford

An opportunity to purchase a 30% share in this spacious two double bedroom end of terraced house in this sought after location. Viewing is recommended at the earliest possible opportunity.



Entrance Hall

Radiator. Stairs to first floor with under stairs storage cupboard.

Cloakroom

Suite comprising low flush w/c, wash hand basin, radiator and extractor fan.

Lounge

13' 10" x 13' 7" (4.22m x 4.14m)

Radiator. Double glazed double doors to rear.

Kitchen

12' 4" x 6' 8" (3.76m x 2.03m)

Comprising stainless steel sink unit with mixer taps and work surface surrounds, range of base and wall units, space and plumbing for automatic washing machine and double glazed window to front.

Staircase To First Floor

From entrance hall to first floor landing. Airing cupboard. Hatch to loft.

Bedroom One

13' 7" max x 11' 8" max (4.14m max x 3.56m max)

Radiator. Double glazed window to rear.

Bedroom Two

13' 7" max x 11' 6" max (4.14m max x 3.51m max)

Radiator. Double glazed window to front.

Bathroom

Suite comprising bath with mixer tap shower attachment, low flush w/c, wash hand basin and radiator.

**Outside
Rear Garden**

Approximately 30 ft in length predominantly paved with a fenced surround. Air source heat pump.

Parking

Residents parking is available nearby.

Agents Note

Lease details-

There are 112 years remaining on the lease.

Monthly rent on 30%- £516.09.

Monthly service charge- £68.75.

The full market value of the property is £350,000 with a 30% share being sold for £105,000, the maximum percentage you can staircase your share to is 80%.



view this property online williamhbrown.co.uk/Property/RYN109553



welcome to

Knight's Orchard, Whittlesford

- Two double bedroom end of terrace shared ownership property.
- Sought after location in this South Cambridgeshire village.
- Price representing a 30% share.
- Residents parking available.
- Situated within a short walk of Whittlesford Parkway Station.

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 15 Jul 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£105,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/RYN109553](https://www.williamhbrown.co.uk/Property/RYN109553)



Property Ref:
RYN109553 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01763 242988



royston@williamhbrown.co.uk



54A High Street, ROYSTON, Hertfordshire, SG8 9AW



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)