



## **27 Arnhem Way, Donington, PE11 4YJ**

**25% Shared Ownership £45,000**

- 25% Shared Ownership
- Two Bedroom Semi Detached Property
- Allocated Parking Space
- Fully Enclosed Rear Garden
- Village Location

- Open Green Area to Front
- Well Presented Throughout
- Neutral Decor

**25% SHARED OWNERSHIP!**

**TWO BEDROOM SEMI DETACHED HOME WITH ALLOCATED PARKING SPACE!**

Located in the village of Donington, this two bedroom property is the ideal starter home. The ground floor offers a living room, kitchen and cloakroom. The first floor has two good sized bedrooms and bathroom. Externally, to the front of the property is allocated parking space. Enclosed rear garden, well maintained with lawn area. Call today to get your viewing booked in!

**Living Room 17'5" x 13'7" (5.31 x 4.16)**



Composite entrance door and UPVC window to front. Laminate flooring. Stairs to first floor landing. Under stairs storage cupboard. Radiator.

**Kitchen 13'7" x 9'4" (4.15 x 2.87)**



UPVC window to rear. UPVC glazed door to rear garden. Matching base and eye level units with work surface over. Integrated oven with hob and stainless steel extractor over. Space for washing machine. Space for freestanding fridge freezer. Radiator. Vinyl flooring.

**Cloakroom 4'8" x 3'6" (1.43 x 1.08)**



Toilet. Wash hand basin. Radiator. Vinyl flooring.

**First Floor Landing**

Loft access. Carpeted.

**Bedroom 1 13'7" x 9'5" (4.15 x 2.88)**



UPVC window to rear. Carpeted. Radiator.

### Bathroom 6'8" x 5'6" (2.04 x 1.69)



Toilet. Wash hand basin. Extractor fan. Bath with shower over. Heated towel radiator.

### Bedroom 2 13'6" x 10'2" (4.14 x 3.12)



UPVC window to front. Carpeted. Radiator. Storage cupboard over stairs. Thermostat control.

### Outside



Front: Allocated parking to the front.  
Rear: Enclosed by timber fencing. Lawn area. Patio area. Timber shed.

### 25% SHARED OWNERSHIP



Rent: £345.47

Service Charge: £28.46

99 year lease from 29th Sept 2015

The housing association attached to the share is Platform Housing Group

### Property Postcode

For location purposes the postcode of this property is: PE11 4YJ

### Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

### Platform Housing

PLEASE NOTE:

If you are interested in purchasing this property, you consent to Ark Property Centre sharing your information (name, phone number, email address, and correspondence address) with Platform Housing Group. Platform Housing Group will then email you an application form for approval.

Platform will need to approve any purchasers of the property to ensure they meet the criteria for shared ownership, any local connections that your home may be subject to and affordability for the scheme.

Please note, you must be a resident of Spalding to apply.

### Verified Material Information

Tenure: Leasehold

Council tax band: A

Annual charge: Rent: £345.47

Service Charge: £28.46

99 year lease from 29th Sept 2015  
The housing association attached to the share is Platform Housing Group

Property construction: Brick built  
Electricity supply: Eon  
Solar Panels: No  
Other electricity sources: No  
Water supply: Anglian Water  
Sewerage: Mains  
Heating: Gas central heating  
Heating features: No  
Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.  
Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data. O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.  
Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Two allocated parking spaces.  
Building safety issues: No  
Restrictions: No  
Public right of way: No  
Flood risk: Surface water - very low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.  
Coastal erosion risk: No  
Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.  
Accessibility and adaptations: No  
Coalfield or mining area: No  
Energy Performance rating: B83

### Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

### Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will

perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

### Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

### Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

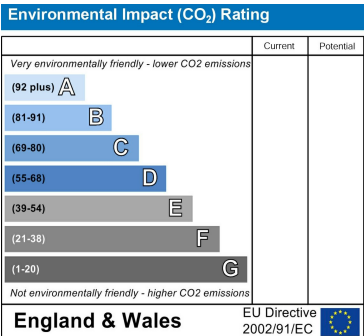
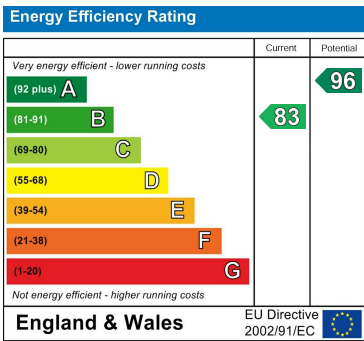
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

6 New Road, Spalding, Lincolnshire, PE11 1DQ  
Tel: 01775 766888 Email: [info@arkpropertycentre.co.uk](mailto:info@arkpropertycentre.co.uk) <https://www.arkpropertycentre.co.uk>

