



Parsons Lane, Littleport, CB6 1JX

CHEFFINS

Parsons Lane

Littleport,
CB6 1JX

A modern and spacious coach house apartment offered for sale on a 30% shared ownership basis. Accommodation comprises ground floor entrance hall and stairs leading to the first floor landing, lounge/dining room with archway to kitchen, 2 bedrooms and shower room. There is also a car port situated beneath the flat.

LOCATION

Littleport has a good range of shopping, schooling, health and day to day amenities and facilities with a further more comprehensive range of facilities available at Ely (approximately 6 miles to the South) including the recently opened Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants. Littleport offers a mainline rail station to London via Cambridge (20 miles) which is supported by a major road network providing access to surrounding provincial centres

2 1 1

Asking Price £48,000





ENTRANCE LOBBY

With stairs to first floor and front door.

FIRST FLOOR LANDING

With double glazed window to rear aspect, access to loft, radiator.

LOUNGE / DINING ROOM

With 2 double glazed windows to front aspect, television point, built-in cupboard, 2 radiators, archway to:

KITCHEN

With a range of wall and base level storage units, work surfaces and drawers, built-in electric oven, hob and extractor hood, plumbing for washing machine, stainless steel sink unit and drainer, wall mounted gas fired central heating boiler, 2 double glazed windows to rear aspect.

SHOWER ROOM

With shower, low level WC, pedestal hand wash basin, double glazed window to rear aspect, shelving, heated towel rail.

BEDROOM 1

With double glazed windows to front and rear aspects, telephone point, television point, 2 radiators.

BEDROOM 2

With double glazed window to front aspect, telephone point, television point, radiator.

OUTSIDE

There is an open fronted car port situated beneath the car port.

AGENT NOTES

The purchase price represents a 30% share with there being a monthly rental payment in respect of the remaining 70% of £341.69 per month.

Tenure - Leasehold

Length of Lease - 125 years from 1st April 2009.

Annual Ground Rent - £300 until 31st March 2034.

From 1st April 2034 increases to £600 per annum

Service Charge - £37.11 per month

Service Charge Review Period - Every 1st of April.

Council Tax Band - A

Property Type - Coach House

Property Construction - Brick elevations under a tiled roof

Number & Types of Room - Please refer to the floorplan

Square Footage - 678 according to the EPC

Parking - Car port

Utilities / Services

Electric Supply - mains

Gas Supply - mains

Water Supply - mains

Sewerage - mains

Heating sources - gas central heating to radiators

Broadband Connected - tbc

Broadband Type - according to ofcom.org.uk Standard (16 Mbps) Superfast (240 Mbs) and Ultrafast (1000 Mbps) is available within the area, highest available download speeds shown in brackets

Mobile Signal/Coverage - indicated to be "good" for 4 out of 4 of the main providers checked according to ofcom.org

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.

CRITERIA FOR BUYING SHARED OWNERSHIP

The buyer will need to meet the following criteria in order to purchase the property:

Buyers must earn less than £80,000 to £90,000 per annum.

Buyers buying minimum share must complete the affordability assessment with TMP mortgage advisors.

Applicants must have access to £3,500 savings to cover purchasing costs. A higher level of savings will be required to obtain a mortgage.

Priority will be given to serving military personnel.

First time buyer only or a buyer selling another property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		76	77
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

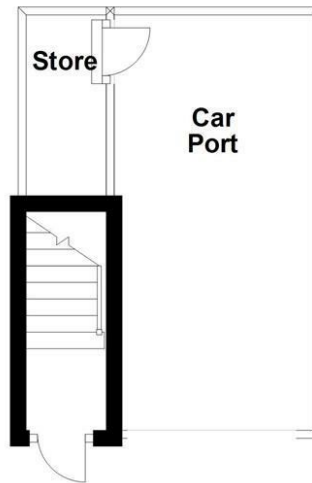
Asking Price £48,000

Tenure - Leasehold

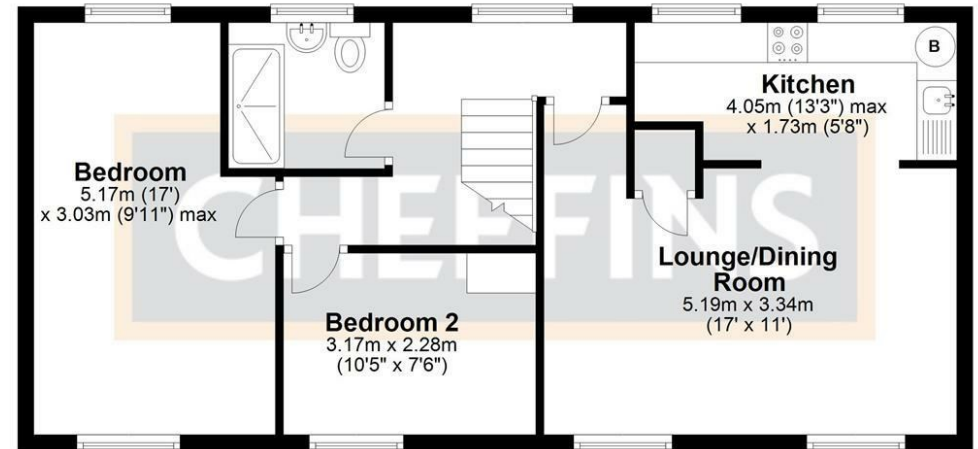
Council Tax Band - A

Local Authority - East Cambs District Council

Ground Floor
Approx. 2.8 sq. metres (29.7 sq. feet)



First Floor
Approx. 59.9 sq. metres (644.8 sq. feet)



Total area: approx. 62.7 sq. metres (674.5 sq. feet)

25 Market Place, Ely, CB7 4NP | 01353 654900 | cheffins.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.