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GREAT HIGH GROUND, LOVES FARM, ST. NEOTS,  
PE19 6GP

**FIXED PRICE £52,500**

Vanessa Newman Property Agents are please to offer this 1st floor, 2 bedroom apartment for sale. Located on the popular 'Loves Farm' Estate, within easy walking distance to the St Neots Train Station, making this apartment perfect for those needing to commute for work.

This apartment offers good living space comprising of a good sized hallway with two storage cupboards and a 'Cloak cupboard', Two double bedrooms, a family bathroom with shower facilities over the bath tub. Decent sized lounge diner and I please to confirm an non open plan kitchen. The property benefits from having full double glazing and gas central heating and the apartment offers additional security being on the 1st floor. A real highlight to this apartment is the amount of large windows and its South Facing Aspect, creating a truely light and airy apartment.

Outside the property comes with its own private allocated parking and it also comes with an private external bike store.

This apartment is being sold on a Shared Ownership basis.

Shared ownership is a form of leasehold where you buy a percentage of the property, and pay rent on the share you don't own. You may be able to purchase the remaining share at additional cost. When you want to sell the property you might need the housing associations permission.

The current seller share is 30% of the full market value of the property. This is an excellent price in todays market and this is a really good oportunity for a FTB to gain a step on the housing market ladder.

This property has shares available to purchase, and you will pay a subsidised rent on the remaining share. In the future you can purchase further shares in your home (this is known as staircasing) or sell your share and move on.

The market value of this apartment stands at £175,000, a 30% share is being offered for sale at a price of £52,500. The rent payable to the Landlord will be £406.98 a month.

In addition to the rent above, the monthly payments to the landlord includes:

Service charge £6.50

Estate charge £0.00

Buildings insurance £22.10

Management fee £6.37

Reserve fund payment £30.37

Total monthly payment excluding rent £81.12

Potential purchasers will need to meet the criteria set by BPHA.

Further informaton about the Shared Ownership Scheme available on request.









