





Ash Way, Somersham PE28 3FX

william h brown

welcome to

Ash Way, Somersham Huntingdon

Welcome to Plot 99 - The Poppy, a brand new two bedroom home at Cranbrook Grange.
This Development is situated in the beautiful Village of Somersham, making it the perfect choice for both families and professionals. Price is based on 60% share.

Entrance Hall
With stairs to first floor.

Living Room
Window to front aspect, access to cloakroom and kitchen/diner.

Kitchen/Diner
With french doors leading to rear garden, window to rear aspect and large under stair storage cupboard.

Landing
With access to:

Bedroom One
Built in wardrobe and window to front aspect,

Bedroom Two
Window to rear aspect.

Bathroom
Contemporary suite with enclosed bath, low level w.c, wash hand basin.

Outside
To the front there is a driveway for two cars with EV charging point. The rear is fully enclosed with storage shed.









Share Breakdown
Shares are available from 10% to 75%. Please see example prices and rents listed below.

25% share - Purchase price £67,500 - Rent Charges of £464.06
30% share - Purchase price £81,000 - Rent Charges of £433.13
40% share - Purchase price £108,000 - Rent Charges of £371.25
50% share - Purchase price £135,000 - Rent Charges of £309.38
60% share - Purchase price £162,000 - Rent Charges of £247.50
70% share - Purchase price £189,000 - Rent Charges of £185.63
75% share - Purchase price £202,500 - Rent Charges of £154.69

Full Property Value £270,000.

A monthly service charge will also apply of £55.86. This includes building insurance, grounds maintenance and the management charge.

Shared Ownership
Shared Ownership is a great way for you to get a foot on the property ladder if you can't afford to buy a home outright on the open market. it can ease the pressure of needing to save for a large deposit, or having to make high mortgage repayments.
Essentially, it means you'll be buying a share of your home - usually up to 75% - and paying an affordable rent on the remainder. When you're in a position to do so, it's also possibly to buy further shares in your home. This is known as Staircasing.

Agents Note
Please note that some of the photography are from a neighbouring plot and this plot may have slight variations with fixtures and fittings.

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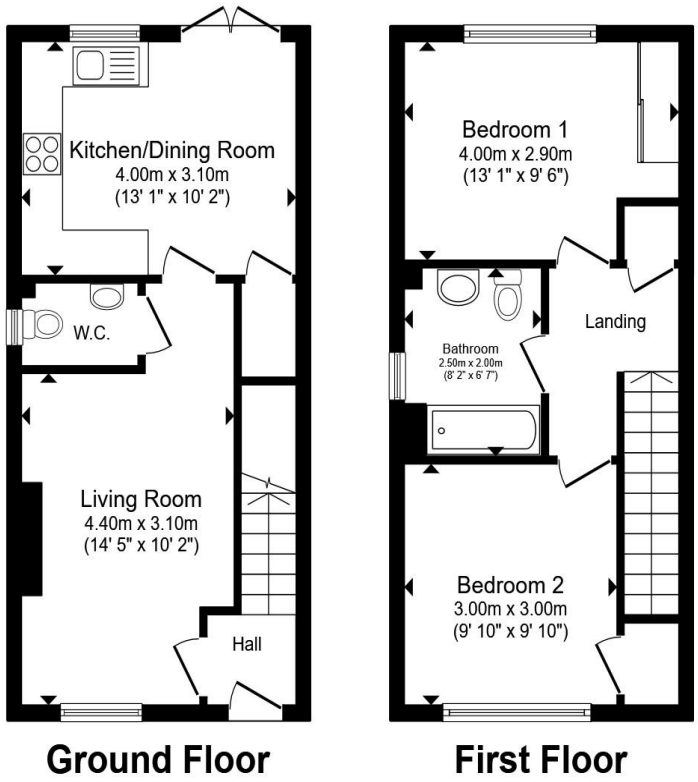
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- New Build Shared Ownership
- 10 Year Build Warranty
- Front Aspect Living Room
- Two Double Bedrooms
- Driveway for Two Cars

Tenure: Leasehold EPC Rating: Exempt
Service Charge: 670.32
Ground Rent: Ask Agent
This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

shared ownership

£27,000



Total floor area 70.4 m² (758 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
ELY110506 - 0003

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.

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