





Somerset Drive, Great Haddon Peterborough PE7 7AJ

william h brown

welcome to

Somerset Drive, Great Haddon Peterborough

Situated just outside Yaxley, this development offers quick access onto the A1, A605 and A47. Central Peterborough, boasts, a train station, Queensgate Shopping Centre, theatres, an outdoor swimming pool and a variety of restaurants, pubs and cafés and the beautiful Peterborough Cathedral.

Notes
Great Haddon boasts an excellent location, with local amenities just a short drive away. Enjoy the convenience of Aldi, the Serpentine Green shopping centre, a well-equipped gym, and a Tesco Extra Superstore close by, along with plenty of cafés and eateries.

Notes
Buy a share of your home with as little as a 5% deposit
Step onto the property ladder sooner.
Increase your share over time until you own it outright.
Sell your share whenever you choose.
Please send an application over to us to apply or speak to us further about one of these beautiful homes.

Leasehold
These are leasehold homes with a lease term of 990 years.

N.B.
We are not yet aware of the Council Tax banding for these homes.

Rent And Service Charges
Monthly rent -£412.50
Monthly service charge - £48.50
Shares available to purchase from 25% to 75% of the full market value (subject to availability).

Agents Notes
Internal images are created and staged CGI's





Welcome to The Thistle. A beautifully designed and spacious three-bedroom home spread over three floors perfect for first-time buyers, small families, or anyone seeking stylish simplicity.

Ground Floor Highlights:

Spacious kitchen leading to a dining room with doors opening onto the garden - ideal for entertaining or relaxing. Convenient downstairs WC for everyday ease. First Floor: With a lounge bedroom 3 and family bathroom: Second Floor: Two further bedrooms with an ensuite to Bedroom 1.

Move-in Ready Comfort: Vinyl kitchen/dining area. Fully fitted kitchen with integrated appliances: fridge freezer, oven, hob, extractor fan, washing machine & dishwasher.

Outdoor Perks:

A fully turfed rear garden and two allocated parking spaces.

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Peterborough

- Modern, neutral kitchen cabinets and worktops
- Integrated fridge freezer, dishwasher & washing machine
- Vinyl flooring to kitchen, bathroom & wc
- Carpeting to all other rooms, available as an early-purchase incentive
- 990 year lease term
- Modern white sanitary ware with thermostatic shower over the bath & screen
- Built-in oven, hob & extractor hood
- Allocated Parking & Outside Tap

Tenure: Leasehold EPC Rating: TBC
Service Charge: Ask Agent
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.

£120,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/YXZ109915

The Property Ombudsman

Property Ref:
YXZ109915 - 0002

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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