



Churchfield Close, Deeping St. James, Peterborough  
**£77,500 – 50% share Leasehold**

**Sharman  
Quinney**

# Key Features



125 Years remaining as of 01 Nov 2006

£Ask Agent Ground Rent pa

Review due: Ask Agent

£66.04 Service Charge pa

Review due: Ask Agent

- 50% Shared Ownership
- Ground Floor Apartment
- Two Large Double Bedrooms
- Refitted Kitchen
- En Suite to Master

An immaculately appointed, larger than average, two double bedroom ground floor shared ownership apartment situated in a popular area of Deeping St James. Benefitting from a refitted kitchen, lounge, two bedrooms, allocated parking and communal gardens as well as being close to local amenities. An Ideal first-time buyer or investment property. 100% Purchase Option Also Available.



## Accommodation Includes

### Entrance Hall

Built in storage cupboard, door to:

### Kitchen

4.32m x 2.44m (14'2" x 8'). Refitted with a matching range of base and eye level units, sink, boiler, plumbing for washing machine and dishwasher, breakfast bar area, space for fridge freezer, built in oven, hob and extractor, window to rear.

### Lounge/Diner

5.00m x 3.91m excluding door recess (16'5" x 12'10" excl door recess). Laminate flooring, double doors to front aspect. Opening to:

### Inner Hallway

Built in storage cupboard with sliding doors, doors to:

### Bedroom One

3.35m x 2.87m (11' x 9'5"). Window to front aspect, radiator, door to:

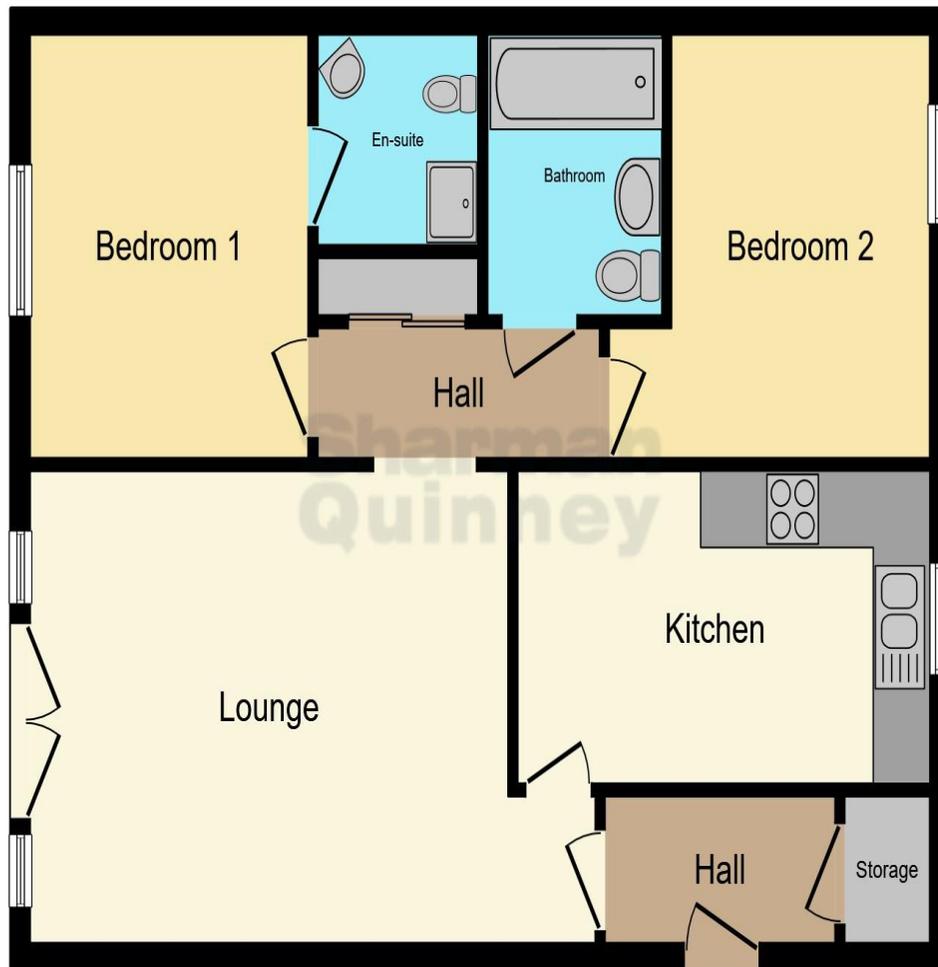
### Ensuite Shower Room

Fitted with three piece suite comprising shower enclosure, pedestal wash hand basin, WC.

### Bedroom Two

3.35m x 2.51m excluding door recess (11' x 8'3" excl door recess). Window to rear aspect.





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.focalagent.com](http://www.focalagent.com)

#### Family Bathroom

Fitted with three piece suite comprising panelled bath with hand shower attachment over, pedestal wash hand basin, WC.

#### Outside

The apartment is set on the ground floor with double doors opening on to a paved area to the front. To the rear of the property there are communal lawned gardens. The apartment comes with allocated parking.

Agents Note: Nottingham Community Housing Association have advised that they would be prepared to staircase a transaction to 100% Leasehold ownership on completion. This would mean that any potential purchaser would buy the vendors 50% share and the remaining 50% share of the property from Nottingham Community Housing Association to enable the Leasehold purchase on completion. The advertised price is for the 100% Freehold. A service charge of £66.04 is payable pm. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending ability.

To view this property call Sharman Quinney on:  
**01778 343322**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

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1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: :MRD204159 - 0015