

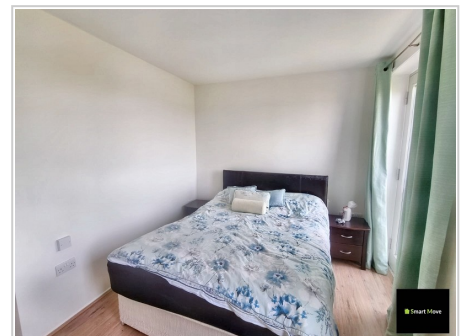
Smart Move

40 St. Edmunds Walk
Hampton Centre
Peterborough
Cambridgeshire.
PE7 8GQ

108,000



- Four Bedroom Townhouse
- 40% Shared Ownership
- Restricted Staircasing: 95% Maximum Ownership
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- Allocated Parking to Rear
- Lakeview to Front
- Fantastic Opportunity



Ref: PRA12622

General Description

****40% SHARED OWNERSHIP OPPORTUNITY**** Smart Move are pleased to offer an excellent opportunity to get onto the property ladder with this spacious, four bedroom property in Hampton! The accommodation comprises an open plan kitchen/dining/reception room, first floor benefits from two bedrooms and family bathroom whilst second floor has a further two bedrooms with a second bathroom. Outside includes allocated parking to the rear.

Shared Ownership is another way to get started on the property ladder. You buy a percentage of a property and pay rent on the rest.

Monthly Rent : £477.42

Monthly Service Charge: £44.89

There are qualification processes to purchase a Shared Ownership property. Contact our sales team for further details and to arrange your viewing.

Accommodation

Entrance Hall

Downstairs Cloakroom

Open Plan Living & Kitchen (14' 6" x 24' 11") or (4.42m x 7.60m)

First Floor Landing

Bedroom 3 (14' 3" x 10' 4") or (4.34m x 3.14m)

Bathroom (7' 5" x 6' 3") or (2.25m x 1.90m)

Bedroom 4 (14' 6" x 7' 10") or (4.41m x 2.39m)

Second Floor Landing

Bedroom 1 (14' 6" x 7' 9") or (4.41m x 2.35m)

En Suite (7' 7" x 5' 7") or (2.32m x 1.70m)

Bedroom 2 (14' 5" x 13' 3") or (4.39m x 4.03m)

Outside

Services

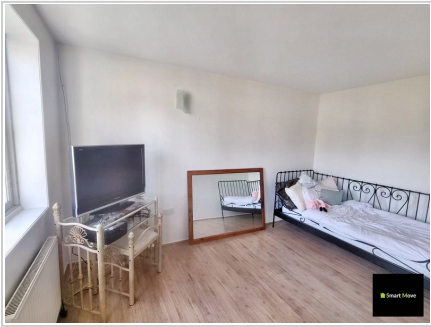
Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold

Council Tax

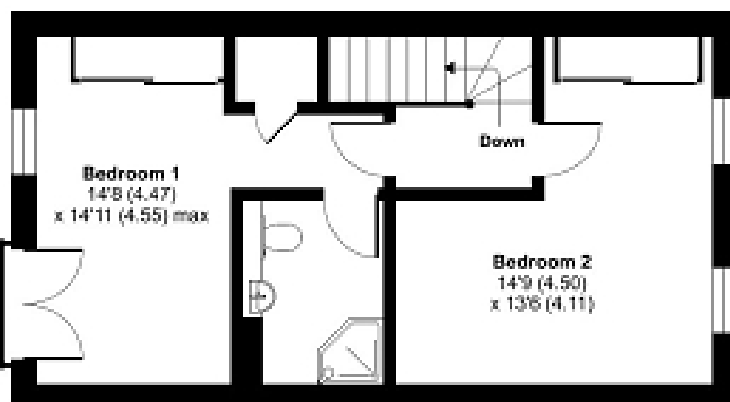
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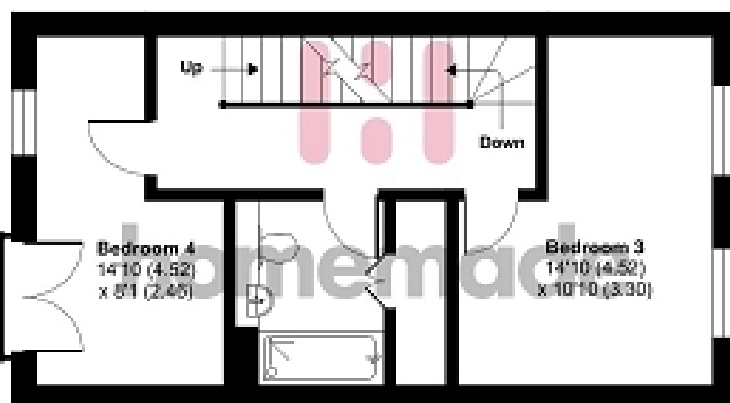
St. Edmunds Walk, Hampton Centre, Peterborough , PE7

Approximate Area = 1295 sq ft / 120.3 sq m

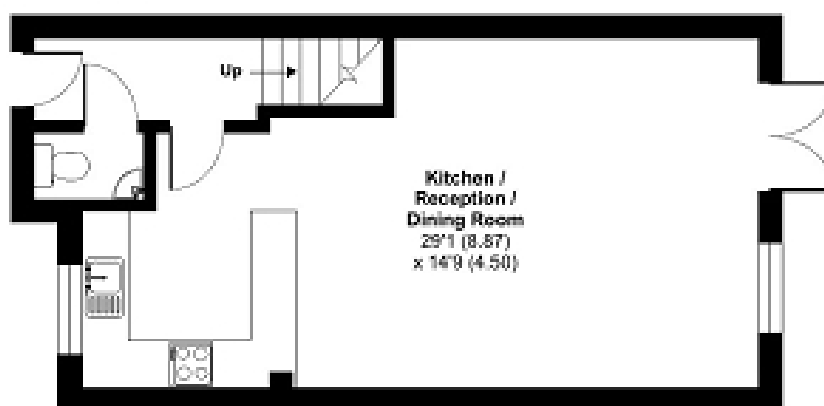
For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). - 6/2020/2021. Produced for Accent Housing Limited. REF: 949074

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.