



56 Wassingley Way, Alconbury Weald, PE28 4LT



Asking Price: £140,000

Leasehold

Wassingley Way, Alconbury Weald, PE28 4LT

- 50% Shared Ownership
- Two Bedrooms
- En-Suite to Bedroom One
- Prime Location Within Alconbury Weald
- Off-Street Parking
- Ideal First Purchase
- Close to Local Amenities
- Downstairs WC
- Shared Ownership
- Energy Rating: B/84

This modern shared ownership property is being sold with a 50% share. The property benefits from spacious accommodation which includes a living room with an open plan feel leading to the kitchen/diner, and downstairs cloakroom. Upstairs, the property benefits from two double bedrooms, one with an en-suite, and a family bathroom.

Outside, the property has an enclosed rear garden and off-road allocated parking nearby. In a prime location within Alconbury Weald, this property is within walking distance of local restaurants and bus routes. The local area also provides excellent schools and a shop. There is an annual service charge of approximately £362 for the year.

The vendor informs us the rent on the remaining 50% share is £449 pcm and the lease has 121 years remaining.

Council Tax Band: B
Huntingdonshire District Council

Draft details subject to approval.



Accommodation

Entrance Hall

14'4" x 3'3" (4.37m x 1m).

Living Room

15'1" x 11'7" (4.6m x 3.53m).

Kitchen/Diner

14'1" x 8'1" (4.3m x 2.46m).

Downstairs WC

6' x 2'11" (1.83m x 0.9m).

Landing

11' x 3'6" (3.35m x 1.07m).

Bedroom One

13'11" x 10'3" (4.24m x 3.12m).

En-Suite

8'3" x 4'5" (2.51m x 1.35m).

Bedroom Two

11'11" x 8'3" (3.63m x 2.51m).

Bathroom

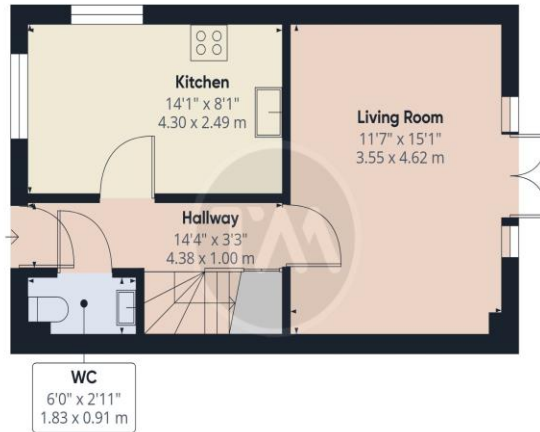
6'7" x 5'6" (2m x 1.68m).

Rear Garden

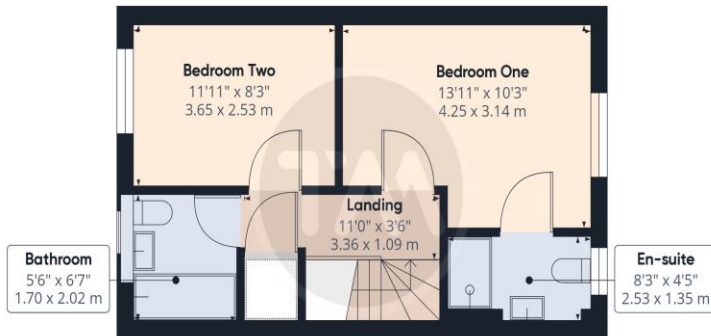
Off-Road Parking



To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



Ground Floor



Floor 1

Approximate total area^m
741.4 ft²
68.88 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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