



Walston Way, Brampton, PE28 4GT



TAM THOMAS MORRIS

Asking Price: £191,750

Leasehold

Walston Way, Brampton, PE28 4GT

- 65% Shared Ownership
 - Two Bedrooms
 - Kitchen/Diner with Built-in Appliances
 - Prime Location within Brampton Park
 - Off-Road Parking for Two Vehicles
 - Ideal First Purchase
 - Close to Local Amenities
 - Downstairs WC
 - Leasehold
 - Energy Rating: B/84
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The property benefits from spacious accommodation which includes a living room, kitchen/diner with built-in fridge/freezer, dishwasher and washing machine, and downstairs cloakroom. Upstairs, the property benefits from two double bedrooms and a family bathroom. Outside, the property has an enclosed rear garden and off-road parking for two vehicles.



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The vendor has informed us that the monthly rent on the remaining 35% share is £258.43. There is also a service charge of £99.01 per month, which covers estate management charges (including upkeep of green spaces, public rubbish collection) and also buildings insurance.

Council Tax Band C
Huntingdon District Council

Draft details subject to approval

Accommodation

Entrance Hall

16'5" x 6'10" (5m x 2.08m).

Living Room

15'8" x 9'7" (4.78m x 2.92m).

Kitchen/Diner

16'5" x 8'7" (5m x 2.62m).

Cloakroom

5'10" x 2'11" (1.78m x 0.9m).

Bedroom One

15'9" x 8'10" (4.8m x 2.7m).

Bedroom Two

12'4" x 9'10" (3.76m x 3m).

Bathroom

7' x 5'7" (2.13m x 1.7m).

Front and Rear Gardens

Off-Road Parking for Two Vehicles



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.



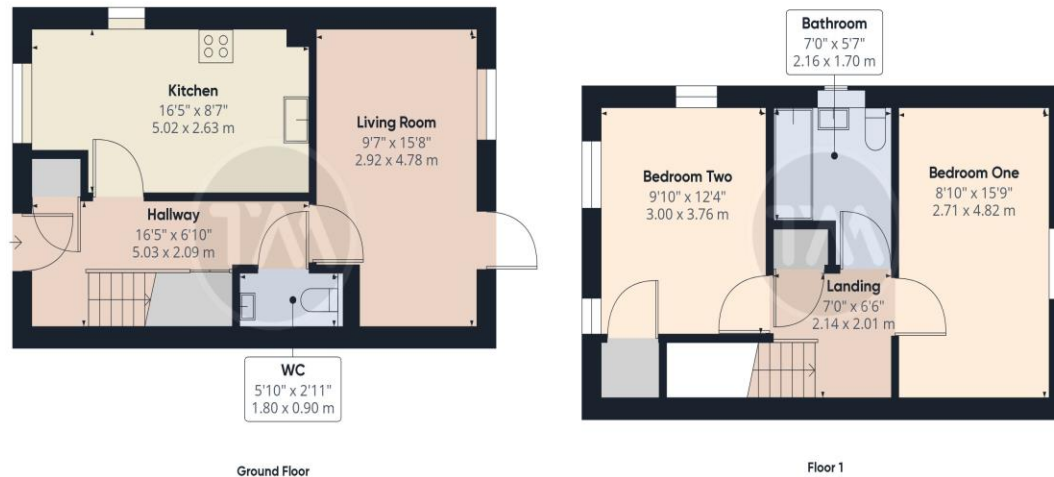
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Approximate total area[®]
784.78 ft²
72.91 m²

(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.

GIRAFFE360

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Thomas Morris.

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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