



Eldrida Drive, Warboys Huntingdon  
**£96,000 Leasehold – Shared Ownership**

**Sharman  
Quinney**

# Key Features



40% Shared Ownership  
£377.00 Rent pcm

125 Years remaining as of 10 Jul 2020

£Ask Agent Ground Rent pcm

Review due: Ask Agent

£64.00 Service Charge pcm

Review due: 04/2027

- Option to Staircase
- Downstairs Cloakroom
- Rear Garden
- Built-in Storage in ALL Bedrooms
- 10 Year NHBC Guarantee Running from 2021 (5 Years Remaining)

Ground Floor

Entrance Hall  
Leading to;



### Kitchen/Lounge/Diner

Open plan layout with dual aspect windows and a large understairs storage cupboard. The kitchen is fitted with a matching range of base and eye-level units and leading to;

### Cloakroom

Fitted with a two-piece suite, and comprising of a wash hand basin and low-level-WC.

### First Floor

#### Master Bedroom

Built-in storage with two windows to front.

#### Family Bathroom

Fitted with a three-piece suite, and comprising of a bath with overhead shower, wash hand basin and low-level-WC.

#### Bedroom 2

Built-in storage with window to rear.

### Outside

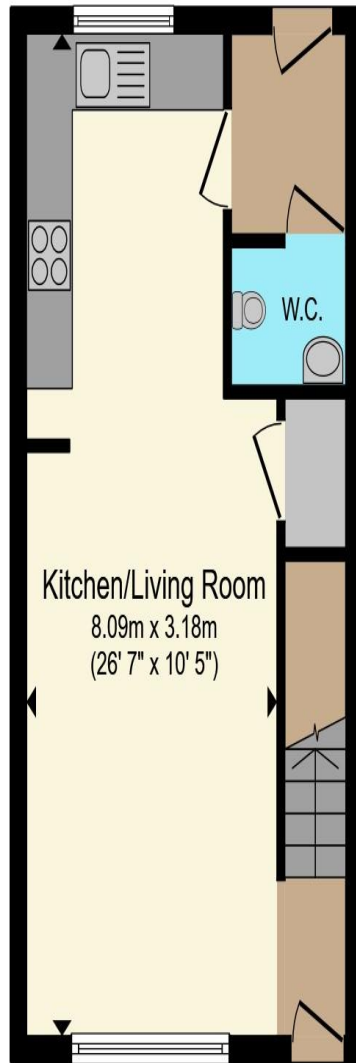
The front of the property offers an allocated parking space along with a shared guest parking space.

The rear garden offers a seated patio area with walkway to rear along with laid lawn.

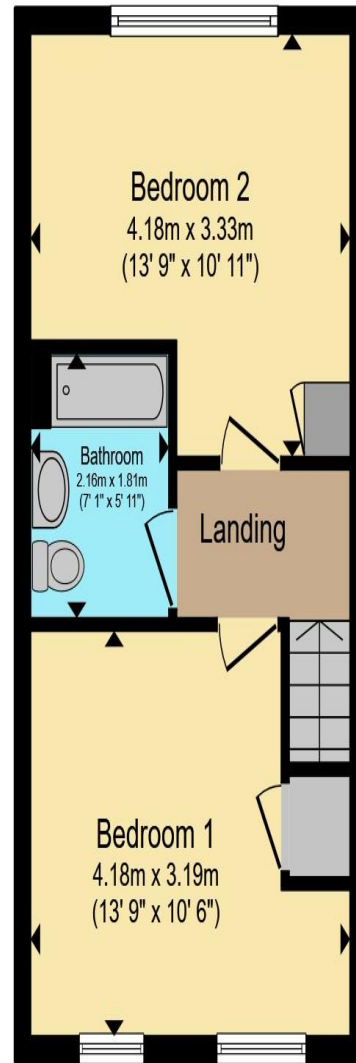
### Agent notes

The owner has informed us that the current rent





**Ground Floor**



**First Floor**

Total floor area 66.0 m<sup>2</sup> (710 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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for the 40% share is £398.93 per month. The service charge is £43.05 per month. The owner has also informed us that the lease currently has 120 year term remaining.

All measurements are listed on the floor plan.

To view this property call Sharman Quinney on:  
**01487 710345**

# Selling your property?

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

01487 710345

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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