



31 The Elms, Somersham PE28 3DJ

welcome to

31 The Elms, Somersham

Welcome to Plot 103 - The Daisy, a brand new three-bedroom home at Cranbrook Grange.

Built by Allison Homes, this Development is situated in the beautiful Village of Somersham, making it the perfect choice for both families and professionals. Price is based on 55% share.

Entrance Hall

Leading to Cloakroom and Living Room

Living Room

19' 2" x 10' 5" (5.84m x 3.17m)

Window to front, leading to Kitchen/Diner and access to Utility Room

Kitchen/Diner

15' 6" x 10' (4.72m x 3.05m)

With French doors leading to rear garden and window above sink.

Utility Room

Side access to drive.





First Floor Landing Bedroom One

15' 6" x 10' 4" (4.72m x 3.15m)
Two windows to front and storage cupboard.

Bedroom Two

10' 9" x 8' 3" (3.28m x 2.51m)
Window to rear.

Bedroom Three

7' 4" x 6' 10" (2.24m x 2.08m)
Window to rear.

Bathroom

Fitted with a three piece suite.

Share Breakdowns

Shares are available from 10% to 75%. Please see example prices and rents listed below.

10% share - Purchase price £31,500 - Rent Charges of £649.69

40% share - Purchase price £126,000 - Rent Charges of £433.13

60% share - Purchase price £189,000 - Rent Charges of £288.75

75% share - Purchase price £236,250 - Rent Charges of £180.47

Full Property Value £315,000

A monthly service charge will also apply of £55.86. This includes building insurance, grounds maintenance and the management charge.

Shared Ownership

Shared Ownership is a great way for you to get a foot on the property ladder if you can't afford to buy a home outright on the open market. It can ease the pressure of needing to save for a large deposit, or having to make high mortgage repayments.

Essentially, it means you'll be buying a share of your home - usually up to 75% - and paying an affordable rent on the remainder. When you're in a position to do so, it's also possible to buy further shares in your home. This is known as Staircasing.



view this property online williamhbrown.co.uk/Property/ELY110405



welcome to

31 The Elms, Somersham

- Three Bedrooms
- Front Aspect Living Room
- Open Plan Kitchen/Dining Room
- Utility Room
- Turf to Rear Garden

Tenure: Leasehold EPC Rating: Exempt

Service Charge: 670.32

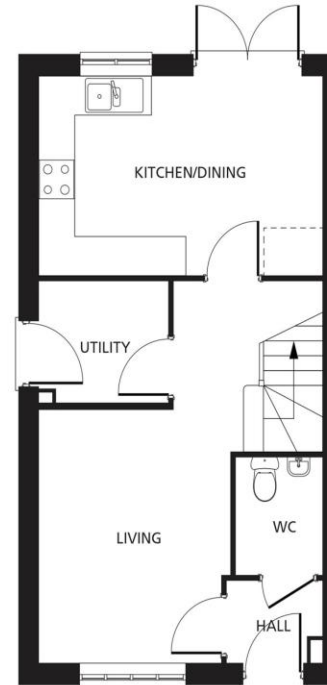
Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

shared ownership

£173,250

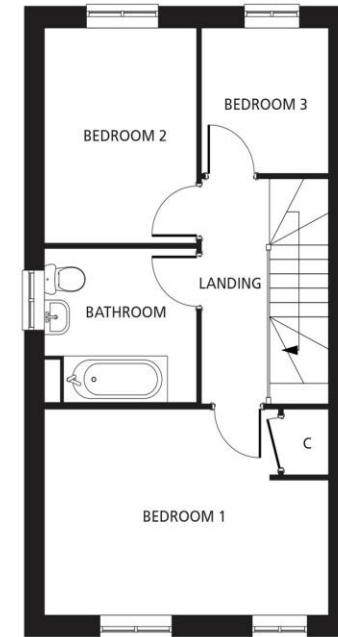
DAISY
PLOT 62



GROUND FLOOR

DIMENSIONS

KITCHEN/DINING	LIVING
4.74m x 3.06m	3.20m x 5.85m
15'6" x 10'0"	10'5" x 19'2"



FIRST FLOOR

BEDROOM 1	BEDROOM 2	BEDROOM 3
4.74m x 3.15m	2.52m x 3.31m	2.13m x 2.24m
15'6" x 10'4"	8'3" x 10'9"	6'10" x 7'4"

view this property online williamhbrown.co.uk/Property/ELY110405



Property Ref:
ELY110405 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01353 663311



ely@williamhbrown.co.uk



6 Forehill, ELY, Cambridgeshire, CB7 4AF



williamhbrown.co.uk