



Cades Close, Ramsey HUNTINGDON
Shared Ownership £125,000 Leasehold

**Sharmans
Quinney**

Key Features



990 Years remaining as of 01 Jun 2021

£420.01 Ground Rent pcm

Review due: 09/2026

£Ask Agent Service Charge pcm

Review due: Ask Agent

- Spacious 17 Foot Lounge/Diner with Featured Media Wall and Electric Fire
- On the Doorstep to Ramsey Town Centre
- Downstairs Cloakroom
- Option to Staircase up to 80%
- Shared Ownership Advice Available in Branch

Ground Floor

Entrance Hall
Leading to;

Cloakroom

Fitted with a two-piece suite and compromising of



a wash hand basin, low-level-WC and window to front.

Kitchen - 14'3" x 8'8" (4.34m x 2.64m)
Recently re-tiled and fitted with a matching range of base and eye-level units with window to front.

Lounge/Diner - 11'6" Max x 17'1" Max (3.51m Max x 5.21m Max)
Featured media wall with fitted electric fire, window to rear and French Doors leading to the Garden

First Floor

Master Bedroom - 13'1" Max x 10'1" Max (3.99m Max x 3.01m Max)
Panelled wall with window to front.

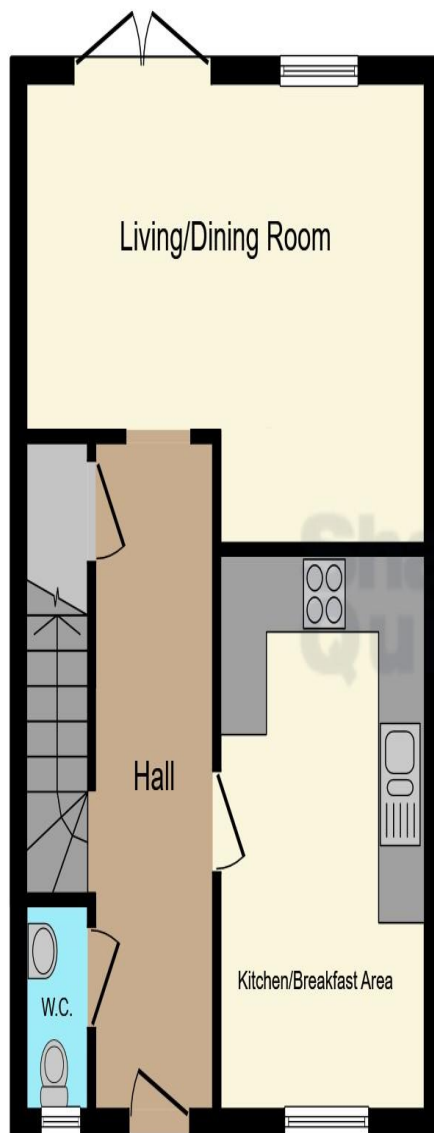
Bedroom 2 - 13'1" x 10'1" Max (3.99m x 3.01m Max)
Recently redecorated with window to rear.

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

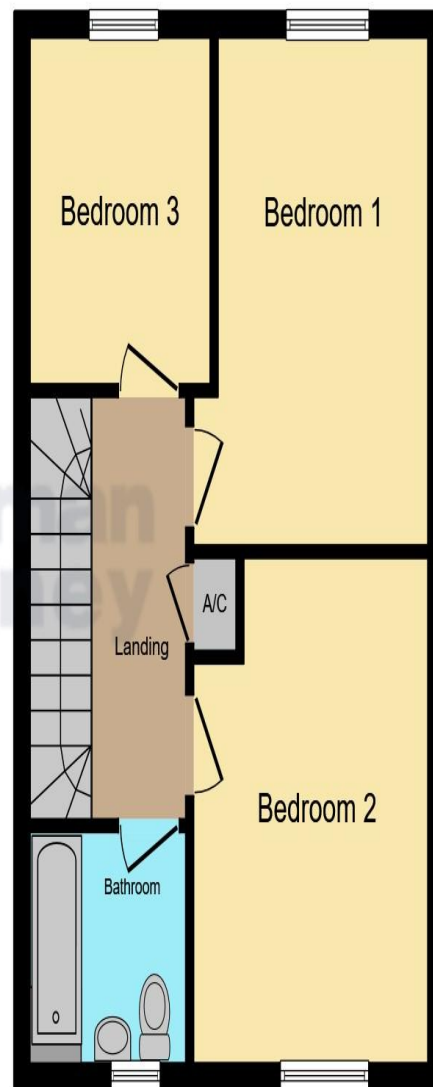
Bedroom 3 - 9'0" x 7'8" (2.74m x 2.34m)
Window to rear.

Outside
The private rear enclosed garden offers an





Ground Floor



First Floor

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.focalagent.com

extended seated patio area with low maintenance astroturf to rear. The addition of the Pangola and twinkle lights offer a peaceful seating area at day and night.

The front of the property offers two allocated parking spaces and boasts from being on the doorstep to Ramsey Town Centre.

Agent Notes

The sellers have advised us that the ground rent and service charge combined is £420.01 per month at the 50% share.

Please note that the AML fee covers the costs of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To view this property call Sharman Quinney on:
01487 710345

Selling your property?

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

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 SCAN ME



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