



BURTONS, MELDRETH, ROYSTON

2 1 1 EPC B

Situated on the edge of this popular South Cambridgeshire village, with direct train links to Cambridge & London Kings Cross, this property offers the chance to get on to the housing ladder as is being sold with a part rent part buy 50% share. This well presented two bedroom ground floor maisonette offers spacious accommodation with an allocated parking space.

GUIDE PRICE
£105,000

- Shared ownership home
- Ground Floor Maisonette
- Two bedrooms
- Allocated parking
- Gas fired central heating system
- 50% share part rent part buy
- Edge of village location
- Communal gardens
- Ample built in storage.



Situated on the edge of this popular South Cambridgeshire village, with direct train links to Cambridge & London Kings Cross, this property offers the chance to get on to the housing ladder as is being sold with a part rent part buy 50% share. This well presented two bedroom ground floor maisonette offers spacious accommodation with an allocated parking space.

FRONT DOOR TO:

RECEPTION HALL

Two generous built in cupboards and airing cupboard housing hot water tank and linen shelves.

LOUNGE

16' 7" x 10' 4" (5.08m x 3.16m)

Double glazed window to front and side. Radiator Door to:

KITCHEN

12' 11" x 9' 6" (3.94m x 2.92m)

Double glazed window to side. Range of fitted wall and base units with work surfaces over. Inset drainer sink unit. Wall mounted gas boiler for central heating system.

MASTER BEDROOM

11' 8" x 9' 10" (3.58m x 3.00m)

Double glazed window to rear. Radiator.

BEDROOM TWO

11' 9" x 6' 9" (3.60m x 2.08m)

Double glazed window to rear. Radiator.

BATHROOM

Three piece suite comprising a panel enclosed bath with shower over, low level WC and pedestal wash hand basin.

OUTSIDE

The property enjoys access to a communal garden. Allocated parking space.

ELIGIBILITY

As the property is shared ownership the following information will need to be provided:

- Evidence of your deposit
- Mortgage in Principle
- Key Homes East Approval Number (apply at helptobuyese.org.uk)
- Proof of income
- Completed affordability calculator
- Your solicitor details
- Photographic identification
- Proof of current address

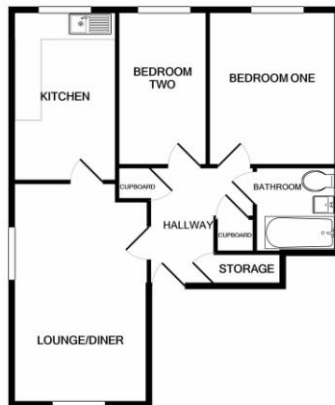
LEASE DETAILS

Service Charge & Ground Rent: £53.11 per month

Rent: £239.86 per month

There is further opportunity to purchase a higher percentage of the property upto 80%, also known as 'Staircasing'

For more information on purchasing a shared ownership property, please call our office to discuss further.



WellingtonWise Estate Agents Royston

01763 294448

11 Baldock Street, Royston, Hertfordshire, SG8 5AY

A leading independent property service provider with offices in **St Ives, Royston & Melbourn.**

facebook.com/wellingtonwise

@wellingtonwise

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER WELLINGTONWISE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.

