

Balmforth

Estate Agents, Valuers & Letting Agents



PLOT: 24
3A

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Plot 24, 23 Nightall Way, Littleport, Ely,
Cambridgeshire, CB6 1TW

Asking Price £114,000

This delightful, shared ownership property is advertised at 40% ownership and 60% rental. This property is built to an exceptionally high specification with air source central heating, floorings included and luxury kitchen and bathroom.

Located within "Wisbech Road" new build development in the sought after village of Littleport, the site is located on the northern edge of the town adjacent to the A10 bypass giving excellent transport links into Ely and onto Cambridge and yet only half a mile from the town centre.

This stunning property has been built by a highly regarded local developer, and offers the perfect blend of modern design and high specification finishes, including energy efficient air source heating. Inside, you are greeted by a good-sized lounge and luxury kitchen leading to the rear of home. Additionally, the first floor boasts two bedrooms. Outside, hosts a garden laid to lawn with good sized patio bound by fencing and off street parking.

The site consists of 30 houses and are offered to the market via the well established and renowned Havebury Housing Partnership, the properties are superbly designed and finished to an ecofriendly low energy design and specification

The kitchens are high quality symphony with Turin Dark Stone and worktop Pastel Oak with Roka sanitaryware. The bathrooms are part tiled with vinyl floors and carpets fitted to reception rooms and bedroom areas.

This shared ownership property represents an ideal opportunity to get on the property ladder. Eligibility criteria will apply, please contact office for details.

Total property price is £285,000 with shares available to purchase between 10% (£28,500) and 75% (£213,750). Future opportunities to staircase to 100%.

The site has 23 shared ownership units which are a mixture of 2-3 and 4 bedroom properties. They are initially being sold off plan and reservations can be taken. Whilst some limited site access may be available, only selected are available for viewing in pre-booked afternoon slot's. Construction is expected to complete in Spring 2025. To register your interest in this development please complete the registration form. <https://www.havebury.com/shared-ownership/shared-ownership-registration/> For further assistance on how shared

ownership works or how reservations can take place off plan, please contact the office.

In more details the accommodation comprises of:

ENTRANCE:

Understairs storage cupboard.

KITCHEN:

Range of wall and base units, integrated fridge freezer and dishwasher, double oven, ceramic hob and extractor hood, space and plumbing for washing machine, inset sink and drainer and window to front.

CLOAKROOM:

Suite comprising of low level wc, hand basin, and window to front.

LOUNGE/DINER:

Window to side, French doors to rear.

STAIRS/LANDING:

BEDROOM ONE:

Window to front, built in wardrobe.

BEDROOM TWO:

Window to rear.

BEDROOM THREE:

Window to rear.

BATHROOM:

Suite comprising of low level wc, and hand basin set into vanity unit, bath with shower over.

OUTSIDE:

Enclosed rear garden, shed and off street parking.

Tenure: Leasehold with 990 remaining.

Construction type: Brick and tile

Heating: Air source heat pump to radiators.

Parking: Off street.

Windows/doors: UPVC double glazing

Council Tax: Band TBC- (2024/2025)

EPC: B rating predicted.

Warranty: 10 year Premier warranty.

Service charge: £71.31per month. (estimated)

Ground rent: Nil.

Water supply: Meter

Drainage: Mains

Flood risk: TBC.

EV charging point: No.

Electric supply: Meter.

Broadband: TBC.

Mobile network: TBC.

AGENTS NOTES:

- 1) Broadband speed and mobile phone networks as stated in Ofcom mobile and broadband checker The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different.
- 2) No staircasing restriction (i.e. can be owned to 100% in the future)
- 3) Flooring included.
- 4) Applicants are required to register with Havebury Housing to establish housing need before a viewing can take place or progressing an enquiry
- 5) Applicants will be required to have a financial assessment carried out (contact the office for details)
- 6) The houses are to be sold on a first come first served basis following a successful application.
- 7) On request, key information home guide can be supplied.
- 8)On request, guide can be supplied on buying Havebury Shared Ownership properties.
- 9)Construction is expected to complete in Spring 2025.

!!Viewing!!

By appointment through

Balmforth Estate Agents, Valuers & Lettings Agents

T: 01638 711171

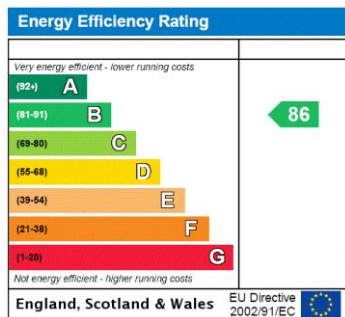
E: mildenhall@balmforth.co.uk



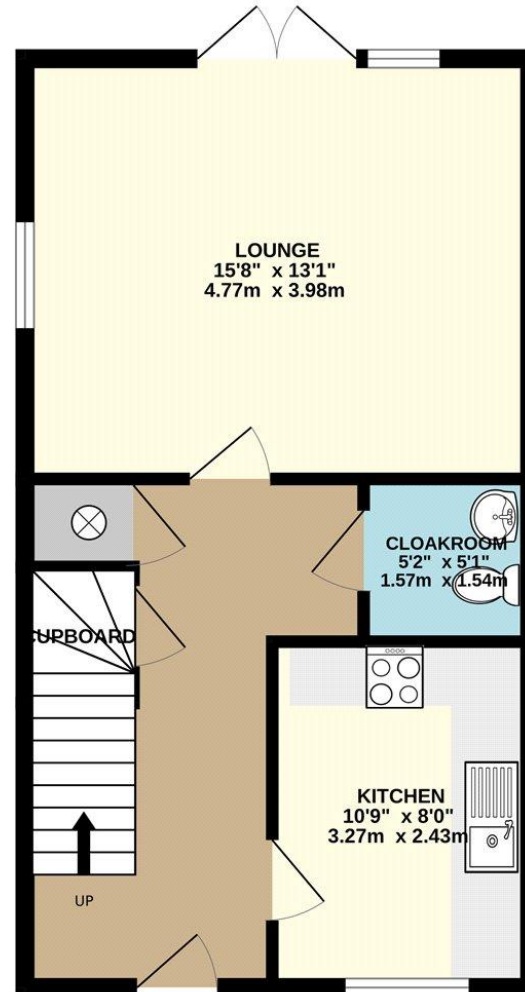
Havebury's
guide for
buying a shared
ownership
home



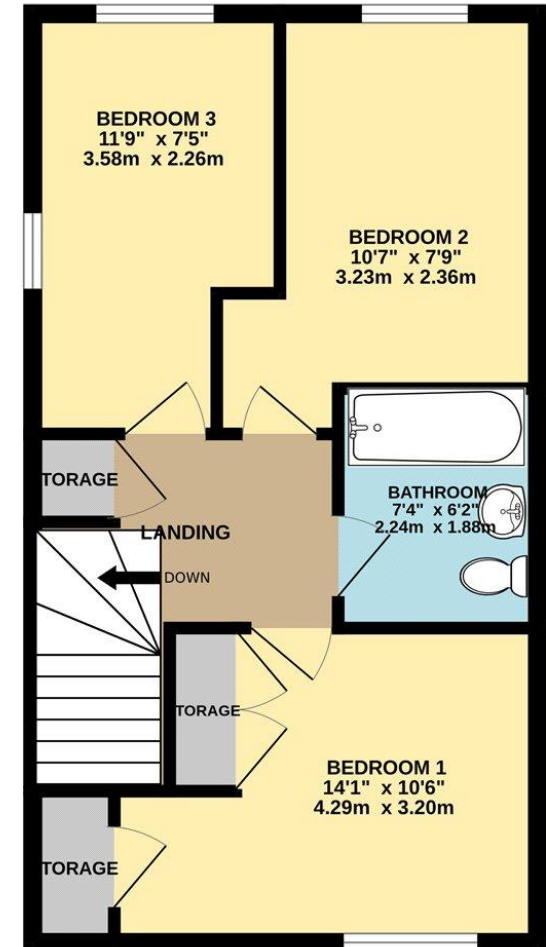
Havebury's guide
to buying a home
through their
shared ownership
scheme



GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



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DISCLAIMER

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. For further information see Consumer Protection from Unfair Trading Regulations 2008 – <http://bit.ly/sW9JS5>

