

Joyce Close

Crowland, Peterborough, PE6 0DS

50% Shared Ownership £102,500 - Leasehold, Tax Band - B

2 2 1 B

Floor Plan



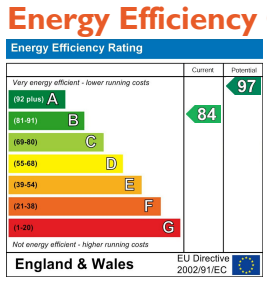
Area Map



Viewing

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licencing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

Joyce Close

Crowland, Peterborough, PE6 0DS

A beautifully presented two-bedroom mid-terrace home, built by Ashwood Homes in 2021 and available on a 50% shared ownership basis, with the option to purchase 100% of the property.

This modern home offers well-proportioned accommodation throughout, including a stylish kitchen/dining room, spacious living room and convenient downstairs WC. Upstairs are two comfortable bedrooms and a contemporary family bathroom.

Outside, the property benefits from an enclosed rear garden, providing a private outdoor space, together with off-road parking for two vehicles.

Situated in the popular residential area of Crowland, the property offers an excellent opportunity for first-time buyers or those looking to downsize. The flexibility of shared ownership, with the option to purchase the remaining share and own 100% of the property, makes this an appealing and versatile home

Beautifully presented two-bedroom mid-terrace home available on a 50% shared ownership basis, situated in the sought-after market town of Crowland. Built by Ashwood Homes in 2021, this modern property offers stylish accommodation throughout, with the option to purchase a larger share (subject to eligibility and approval). The accommodation comprises a welcoming entrance hall, a convenient cloakroom/WC, a contemporary kitchen/dining room fitted with modern units, and a spacious living room with plenty of room to relax and entertain. Upstairs, there are two well-proportioned bedrooms one with an ensuite modern bathroom and the other with an ensuite shower room. Outside, the property benefits from an enclosed rear garden, ideal for outdoor entertaining or relaxing, together with a block-paved frontage providing off-road parking for two vehicles. This is an excellent opportunity for first-time buyers looking to step onto the property ladder or those seeking a low-maintenance, modern home in a popular residential location.

The property is offered on a 50% shared ownership basis. The remaining 50% is owned by Amplius Housing Association, with the current monthly rent payable on that share being £245.53. Additional share options may be available, subject to eligibility, affordability assessment and approval. The purchase price is based on the full market value and the percentage share acquired.

Early viewing is highly recommended to fully appreciate everything this fantastic home has to offer.

Entrance Hall
1.67 x 1.34 (5'5" x 4'4")

WC
1.48 x 1.02 (4'10" x 3'4")

Kitchen Diner
4.49 x 2.93 (14'8" x 9'7")

Living Room
3.42 x 4.12 (11'2" x 13'6")

Landing
1.69 x 1.16 (5'6" x 3'9")

Master Bedroom
2.47 x 4.09 (8'1" x 13'5")

En-Suite To Master Bedroom
1.19 x 1.98 (3'10" x 6'5")

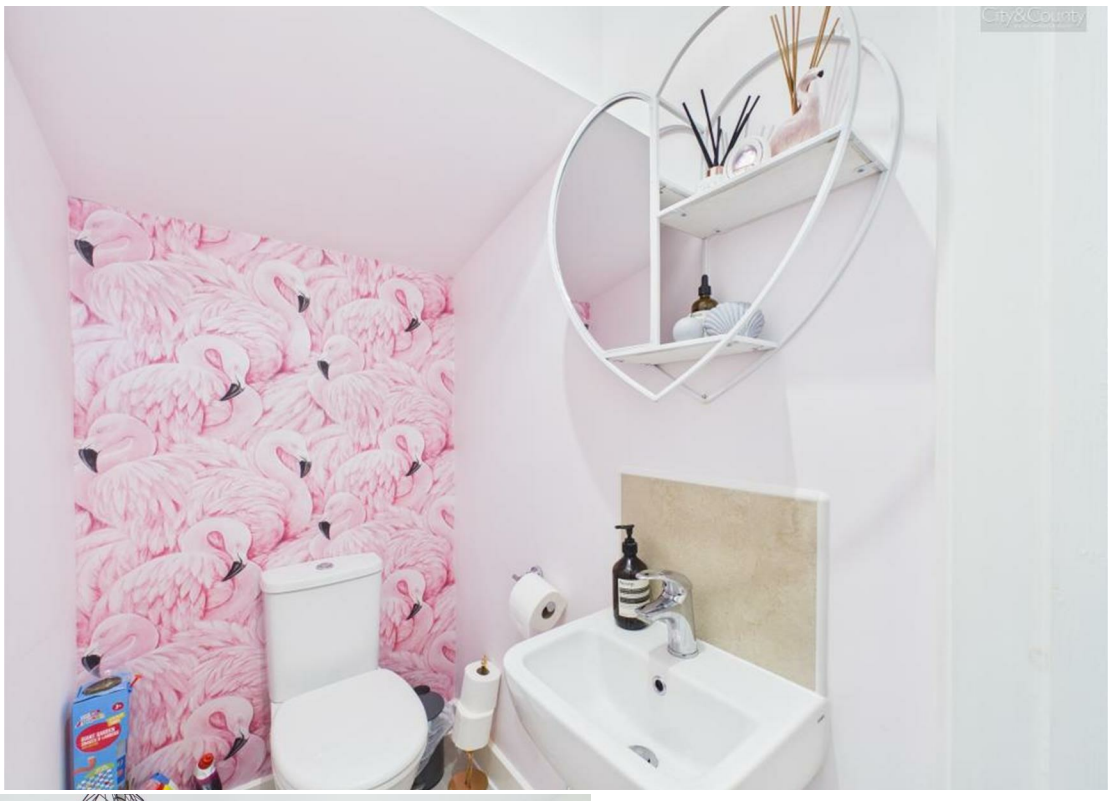
Bedroom Two
2.49 x 4.01 (8'2" x 13'1")



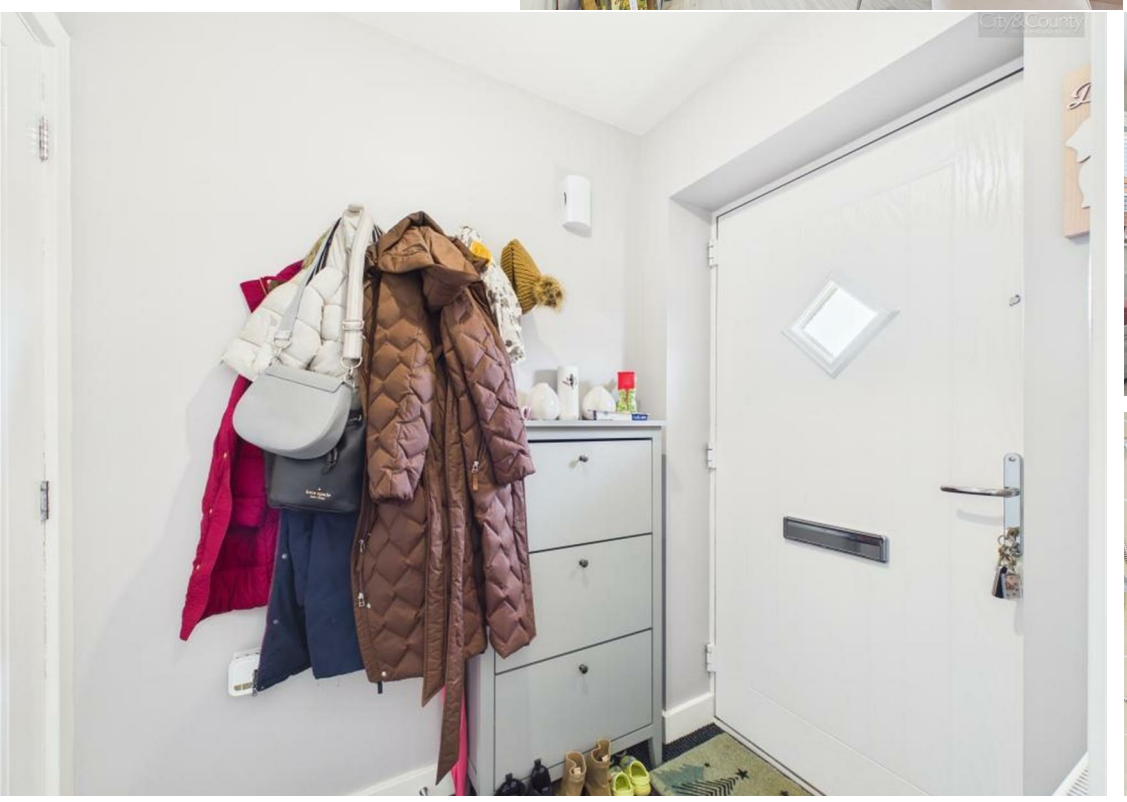


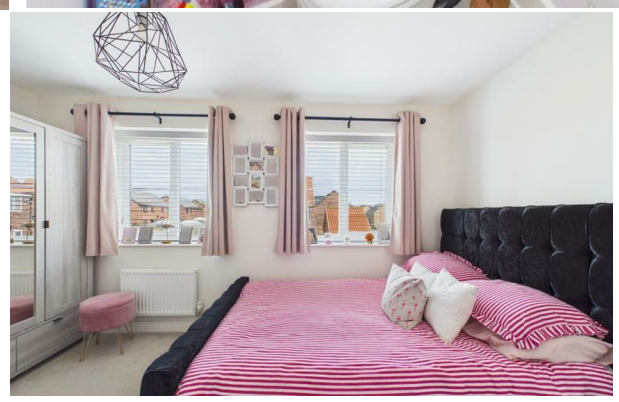




















En-Suite To Bedroom Two
1.69 x 1.98 (5'6" x 6'5")

EPC - B
84/97

Tenure - Leasehold
At the time of marketing the vendor has informed us of the current lease terms. Exact figures will be confirmed by your solicitor upon receipt of the management pack, when a sale has been agreed.
Years Remaining on the lease - 94 years
Rent £2946.36 per annum
Service charge £378.96 per annum
There is a community green space charge included in the rent.

IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: Wide Doorways
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions (answer yes if there are restrictions, eg does not allow pets): No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: Yes
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: Not Known
Right of way public: No
Right of way private: Yes
Registered easements: Not Known
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fixed Wireless
Internet Speed: up to 5500Mbps
Mobile Coverage: EE - Excellent, O2 - Great, Three - Excellent, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty.
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.