



LOVETT
Sales & Lettings

Shared Ownership

£76,000



96 Samuel Jones Crescent, Little Paxton, Cambridgeshire, PE19 6QY

- SHARED OWNERSHIP APARTMENT
- 40% SHARE (Full market value £190,000)
- TWO DOUBLE BEDROOMS
- SOUGHT AFTER PAPERMILL LOCK DEVELOPMENT
- 1.5 MILES TO TOWN & TRAIN STATION
- VILLAGE LOCATION WITH NATURE RESERVE NEARBY

Full Description

A well presented two double bedroom first floor SHARED OWNERSHIP apartment conveniently situated with easy access to the A1 and under a mile and a half to St Neots Railway Station and St Neots Town Centre. The sought after village of Little Paxton boasts amenities including pre/primary school, doctors surgery, pharmacy, convenience stores, pub/restaurant, community hub, village hall, large play parks and Paxton Pits Nature Reserve. The spacious accommodation comprises entrance hall, open plan living/dining/kitchen area, two bedrooms and a bathroom. Outside there is an allocated parking space and maintained development grounds. Viewing highly recommended

WHAT IS THE ELIGIBILITY CRITERIA FOR SHARED OWNERSHIP ?

For those looking to buy a Shared Ownership home, there are some eligibility requirements that must be met. The general eligibility criteria for Shared Ownership is as follows:

- You must be at least 18 years old.
- Outside of London your annual household income must be less than £80,000. In London, your annual household income must be less than £90,000.
- You cannot own another home. Shared Ownership purchasers are often first time buyers but if you do already own another property(either in the UK or abroad), you must be in the process of selling it.
- You should not be able to afford to buy a home suitable for your housing needs on the open market.
- You must show you are not in mortgage or rent arrears.
- You must be able to demonstrate that you have a good credit history (no bad debts or County Court Judgements) and can afford the regular payments and costs involved in buying a home.
- Additionally, you will generally need between 5-10% of the equity share that you're purchasing as a deposit.

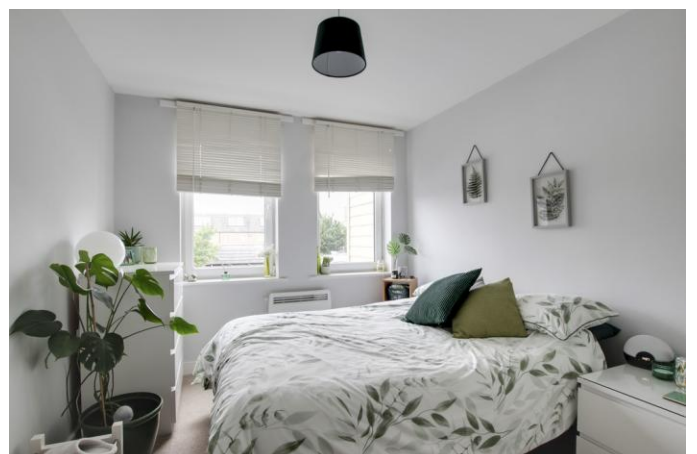
SHARED OWNERSHIP DETAILS

Full Market Value - £190,000

40% Share Value - £76,000

Monthly Rent - £262.57

Monthly Service Charge - £91.91



ENTRANCE HALL

Entrance door leading to entrance hall. Two large cupboards with one housing the hot water system. Doors to living room, bedrooms and bathroom. Dimplex wall heater.

LIVING / DINING / KITCHEN AREA

23' 2" x 12' 4" (7.06m x 3.76m)

Kitchen Area

Fitted kitchen comprising work surfaces with complementary drawers and cupboards under. Wall mounted cupboards. Single bowl sink with tiled splash backs. Built in electric oven and four ring hob with extractor over. Built in fridge / freezer. Plumbing for washing machine and dishwasher.

Living/Dining area

UPVC French doors and windows to front with Juliet balcony. TV and telephone points. Two wall mounted Dimplex heaters.

BEDROOM ONE

12' 7" x 9' 1" (3.84m x 2.77m)

Two UPVC windows to front. Wall mounted heater.

BEDROOM TWO

12' 7" x 7' 7" (3.84m x 2.31m)

UPVC window to front. Wall mounted heater.

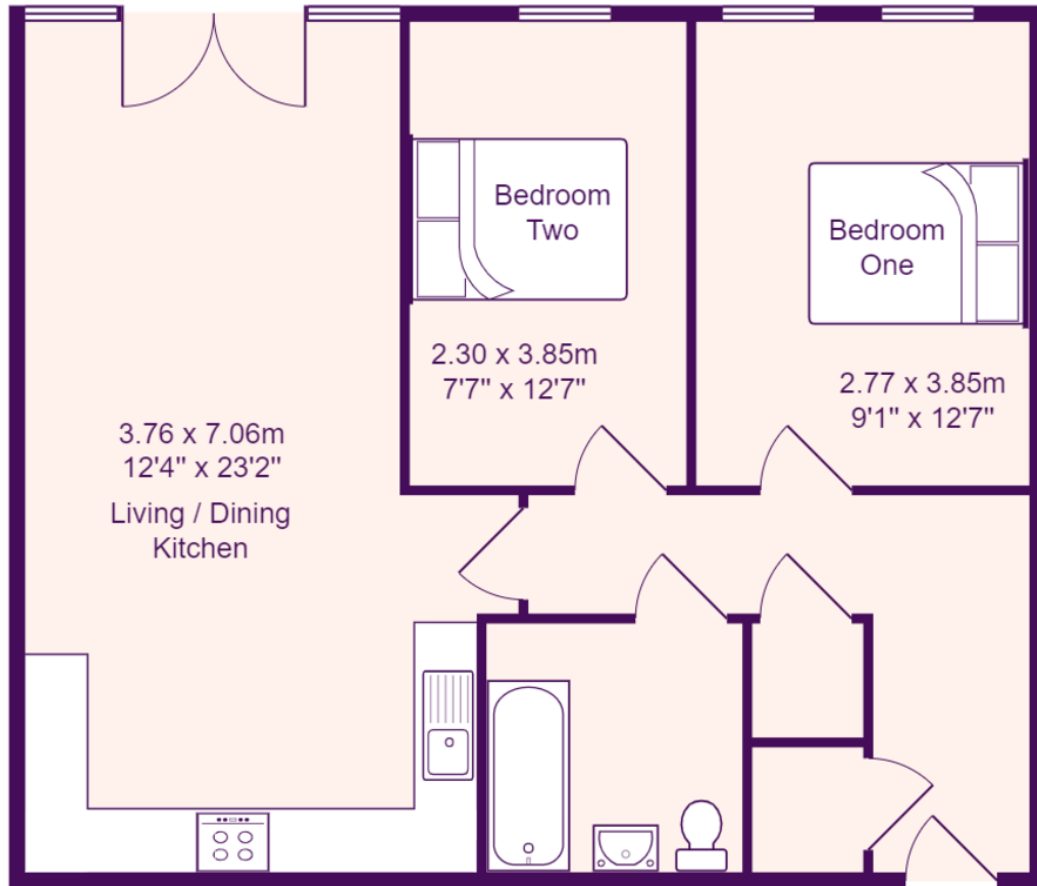
BATHROOM

Three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over. Tiled splash backs. Extractor fan.

PARKING

Allocated parking space.





Total Area: 59.0 m² ... 635 ft²

All measurements are approximate and for display purposes only