



Holly Blue Gardens, Whittlesey Peterborough
£150,000 Leasehold

**Sharman
Quinney**

Key Features



65% Shared Ownership

£191.88 Rent pcm

99 Years remaining as of 26 Oct 2021

£Ask Agent Ground Rent pcm

Review due: Ask Agent

£504.36 Service Charge pcm

Review due: Ask Agent

- 65% Shared Ownership
- Chance to "Staircase" the equity owned
- 99 Year lease from 2021
- Two double bedrooms
- Downstairs cloakroom

Living room 4.77m x 4.07m (15'8" x 13'4")
maximum including staircase and into recess

Kitchen 4.07m x 3.4m (13'4" x 11'2") maximum



into recess

Downstairs cloakroom

First floor landing

Bedroom one 4.07m x 3.37m (13'4" x 11'1")

Bedroom two 4.07m x 2.9m x (13'4" x 9'6")
maximum into recess

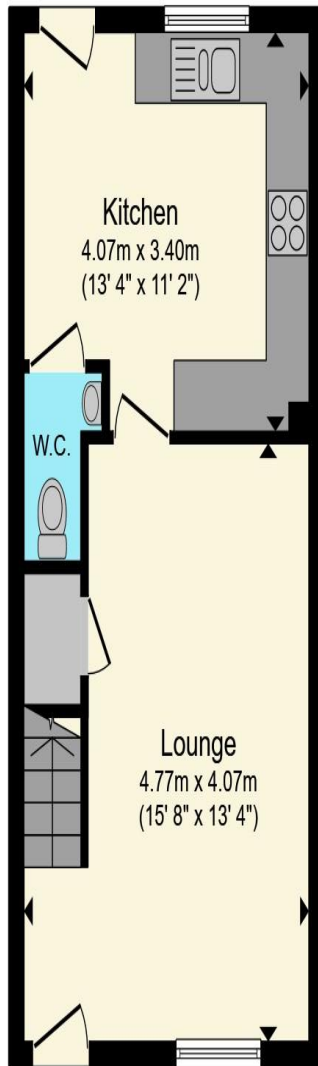
Bathroom

Outside: Laid to shrubs to the front with a double width, block paved driveway to the side providing off road parking for four vehicles. Enclosed rear garden mainly laid to lawn with shrub borders and paved patio.

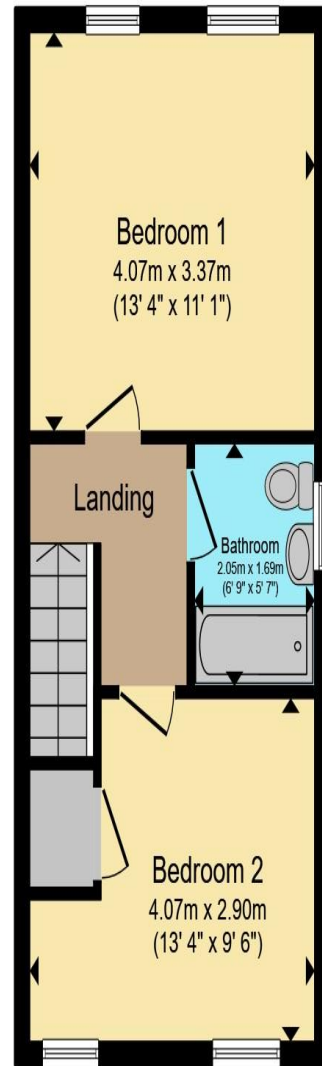
Agent's notes: The Vendor has informed us that the property has a 99 year lease from 2021. The charges for the ground rent, service charge and the rent for the other 35% ownership is approximately £240 per month.

Please note that the AML fee covers the cost 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.





Ground Floor



First Floor

Total floor area 68.2 m² (734 sq.ft.) approx

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.propertybox.io

**Sharman
Quinney**

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref:WHT204975 –

0001 - AML

