



HARVEY ROBINSON

Offers In Excess Of
£280,000

Wassingley Way
Alconbury Weald, PE28 4LT

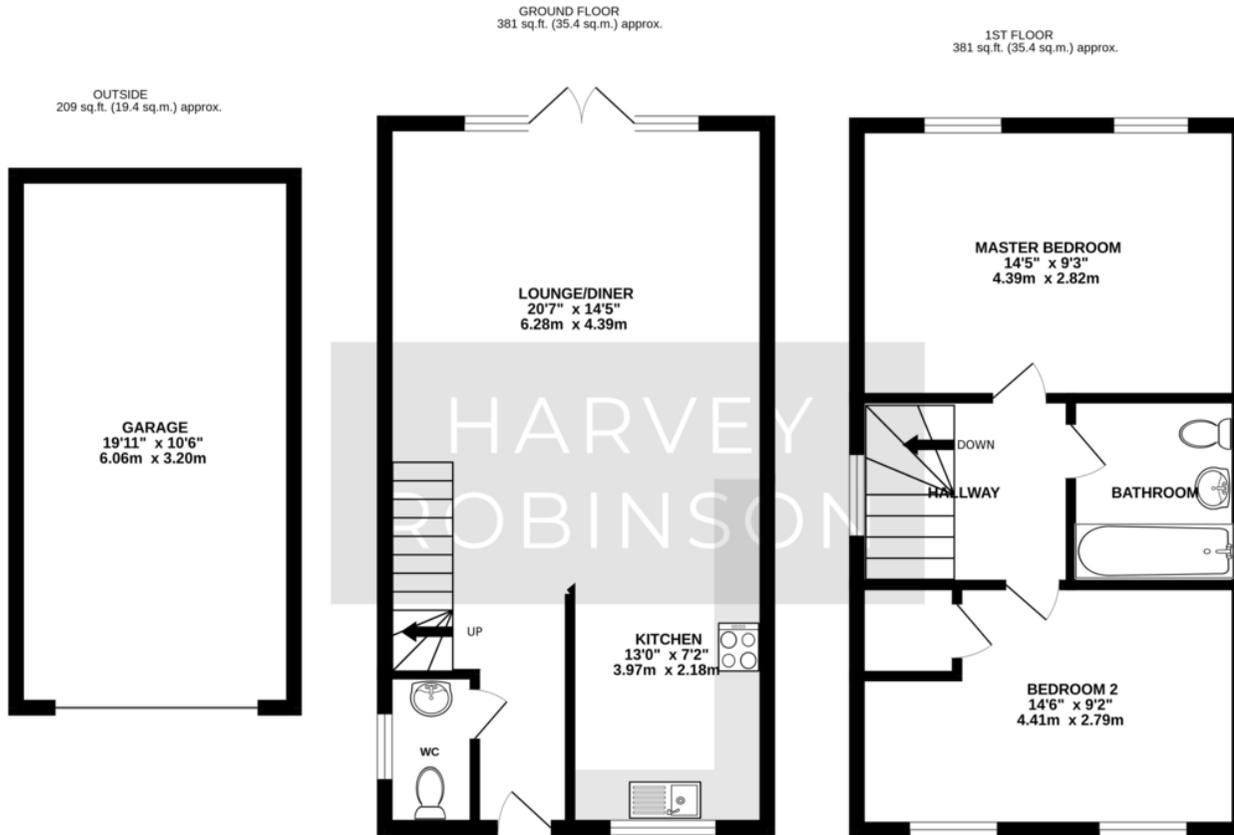
PROPERTY SUMMARY

Harvey Robinson Estate Agents are thrilled to present this stunning two double bedroom semi-detached home, ideally situated on the highly sought-after Alconbury Weald development. Built in 2020 by renowned high-end developer Crest Nicholson, this beautifully presented property offers modern living at its finest and is an absolute must-see.

The spacious and contemporary accommodation comprises an inviting entrance hallway, a convenient cloakroom, and a stylish open-plan lounge/kitchen/diner complete with French doors that open out onto the rear garden — perfect for entertaining and relaxing.







TOTAL FLOOR AREA : 970 sq.ft. (90.2 sq.m.) approx.
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FAQs

Age of Property: 2020
 Tenure: Freehold
 Council Tax Band: B
 Estate Charge: £374.90 per annum
 Developer: Crest Nicholson
 Vendors Onward Movements: Upsizing
 Rear Aspect: South facing
 Primary School Catchment: Ermine Street Academy
 Secondary School Catchment: St Peters
 Water Meter: No
 Age of Boiler: 2020
 Age of Windows: 2020
 Management Co: Encore Estates Management Co. Helps with the upkeep of the estate - landscapes, bins, lights etc). Price reviewed annually.
 Bills: Gas - £38, Electric - £50 & Water - £45pcm
 Owners Owned: Since new
 Garage: Looking at the house, garage is to the right hand side, the furthest one away.
 F&Fs: Build in kitchen appliances, blinds & curtains.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 96 A |
| 81-91 | B | 84 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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