



HARVEY ROBINSON

Shared Ownership

£94,500

47 Comben Drive

Godmanchester, PE29 2AR

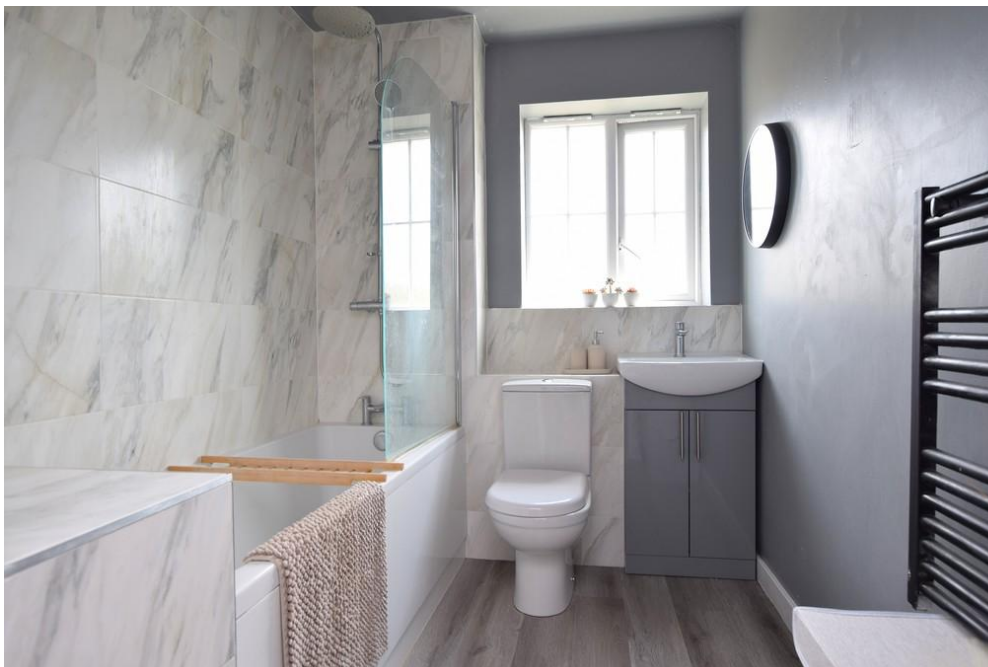
Harvey Robinson Estate Agents are pleased to present this beautifully maintained two double bedroom shared ownership maisonette, located in the highly desirable area of Godmanchester. Available at a 45% share, this exceptional property offers a perfect opportunity for first-time buyers looking to step onto the property ladder.

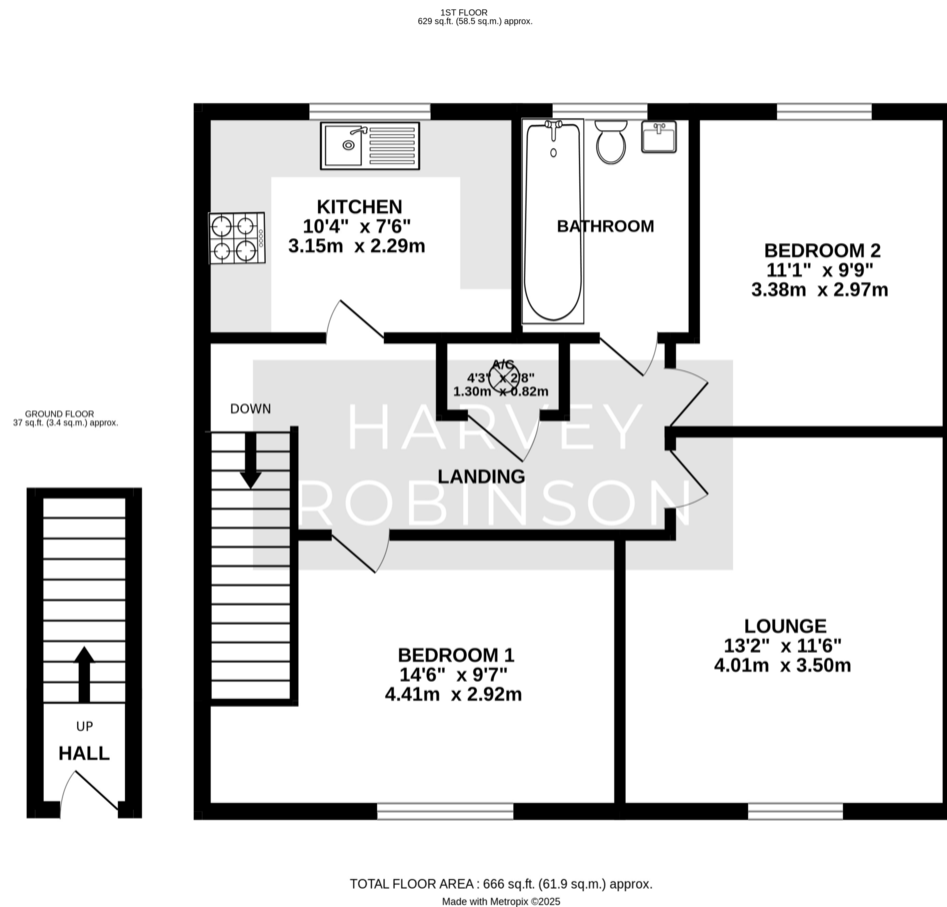
The accommodation is thoughtfully laid out and briefly comprises: an entrance hall with stairs leading to a spacious landing, a modern fitted kitchen, a generous lounge/dining area, a refitted bathroom, and two well-proportioned double bedrooms.

Externally, the property benefits from its own enclosed rear garden, allocated parking, and additional visitor parking.

This home must be viewed to be fully appreciated. For more information or to arrange a viewing, please contact our Huntingdon office today.







FAQs

Tenure: Leasehold
Council Tax Band: A
Length of Lease: 91 years left
Housing Association: BPHA
Share: 45%
Service Charge: £43.97 pcm
Rent Charge: £318.19 pcm
Vendors Onward Movements: Upsizing
Rear Garden Aspect: South East facing
Primary School Catchment: St Annes
Secondary School Catchment: Hinchbrook
Water Meter: Yes
Loft: Light connected
What3Words Location: ///balancing.thrilled.cupboards

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 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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