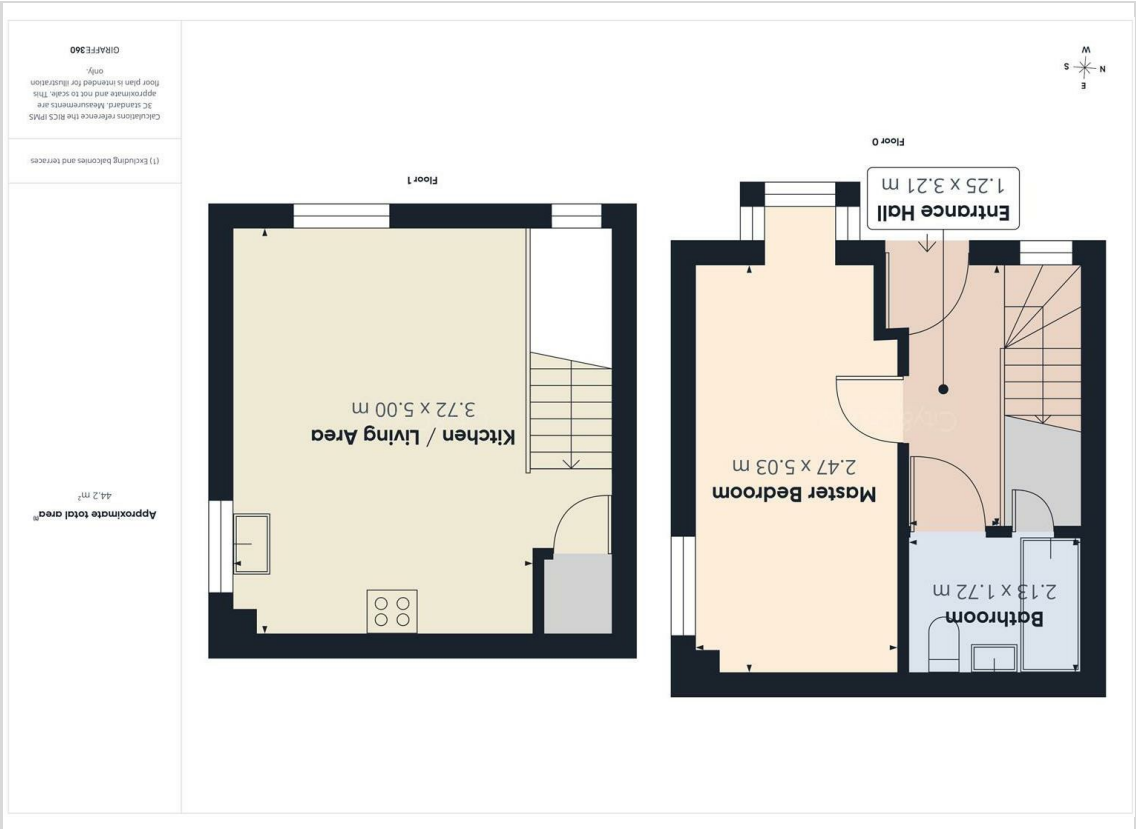


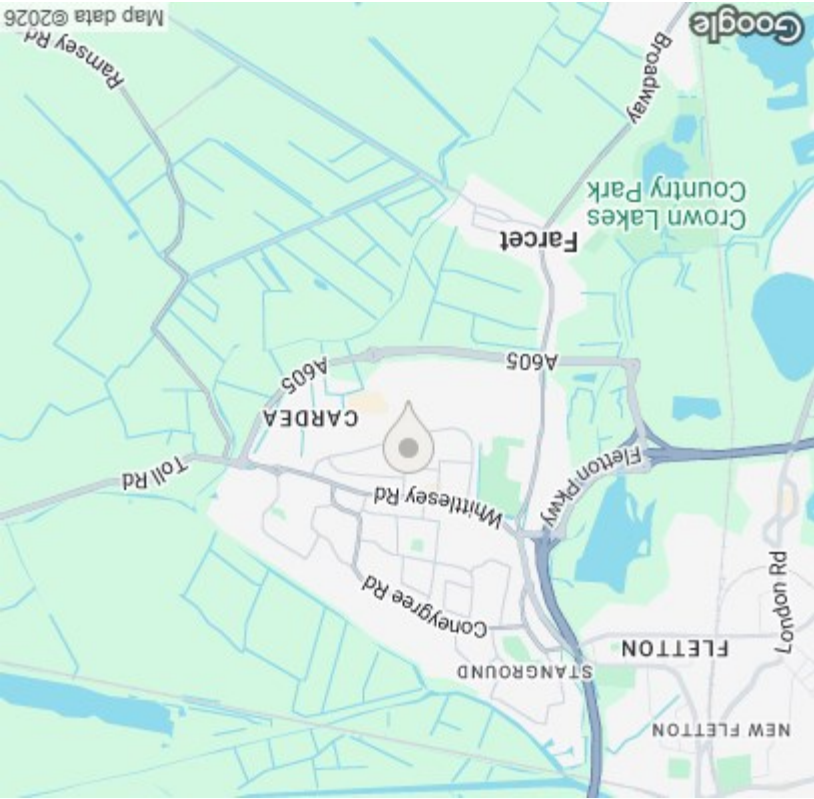


7 Neptune Close
Cardea, Peterborough, PE2 8GL
£52,500 - Leasehold , Tax Band - A

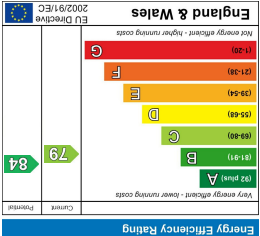
Floor Plan



Area Map



Energy Efficiency Graph



Please contact our City & County Estate Agents - Peterborough
Office on 01733 563965 if you wish to arrange a viewing
appointment for this property or require further information.

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 guarantees. 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 licensing 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.

7 Neptune Close

Cardea, Peterborough, PE2 8GL

A superb opportunity for first-time buyers, this modern one-bedroom cluster house on Neptune Drive, Cardea, Peterborough offers stylish, low-maintenance living with no forward chain, available as a full 100% freehold at £150,000 or via 35% shared ownership at £52,500 through BPHA.

Welcome to this superbly presented one-bedroom cluster house, situated in the sought-after and rapidly developing location of Neptune Drive, Cardea, Peterborough. This south-facing home enjoys plenty of natural light throughout the day, and also benefits from its own bike store — ideal for cyclists or those wanting extra storage.

Stepping through the front door, you are welcomed into a practical entrance hallway, finished with brand new flooring, which provides access to the staircase leading to the first floor, as well as to the ground floor accommodation. From the entrance hall, you will find a well-appointed bathroom, complete with a bath, wash basin and WC, finished to a modern standard throughout. Also accessed from the entrance hall is the generously proportioned master bedroom, a bright and versatile double room offering plenty of space for wardrobes and additional furniture, and also newly fitted with fresh flooring, making it a wonderfully restful retreat at the end of the day.

Heading upstairs to the first floor — via a staircase that has also just had new flooring fitted — you arrive at the true heart of this home: a spacious and stylish open-plan kitchen and living area, thoughtfully designed to combine contemporary living with everyday functionality. The kitchen itself is fitted with sleek, modern units and integrated appliances, flowing seamlessly into a generous living space, also benefitting from brand new flooring, that provides ample room for both relaxing and entertaining, and benefits from natural light throughout the day thanks to its south-facing aspect.

This immaculate home is finished to a high, modern specification from top to bottom, making it a fantastic turnkey opportunity that simply needs a new owner to move straight in and enjoy. With no forward chain, this property represents an ideal opportunity for first-time buyers looking to get onto the property ladder without unnecessary delay or complication.

The property is available to purchase as a full 100% freehold at an asking price of £150,000, offering complete ownership and long-term security, or alternatively, buyers may wish to explore a 35% shared ownership option, priced at £52,500, which would need to be arranged through BPHA.

Whether you are taking your first step onto the property ladder or seeking a low-maintenance, modern home in a convenient Peterborough location, this delightful cluster house is certainly one to view.

Entrance Hall
1.25 x 3.21 (4'1" x 10'6")
Master Bedroom
2.47 x 5.03 (8'1" x 16'6")
Bathroom
2.13 x 1.72 (6'11" x 5'7")
First Floor
Kitchen/Living Area
3.72 x 5.00 (12'2" x 16'4")
EPC - C
79/84



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 - 117 years
Ground rent £3123.12 per annum
Service charge £341.52 per annum

Prospective purchasers should be aware that the transaction timescale may be longer than a standard sale due to the shared ownership nature of the property. Additional costs may also apply, including valuation, legal and/or administration fees.

IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: None
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: Yes
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: Yes
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Communal Car Park Allocated Space
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Ftp
Internet Speed: up to 1800Mbps
Mobile Coverage: EE - Great, O2 - Great, Three - Great, Vodafone - Excellent

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.

DISCLAIMER:
Please note: All prospective purchasers must meet shared-ownership eligibility criteria and will be required to complete a financial/suitability assessment with the housing association/management company.

SHARED OWNERSHIP - 35% SHARE
The property is currently offered for sale at a 35% shared ownership interest. The purchaser will acquire the