Clarke Philips

Estate Agents & Property Management







Guide Price £195,000

PLOT 85 LARK'S PLACE, KENNETT GARDEN VILLAGE | KENNETT | CB8 7QF

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A beautifully presented, modern one-bedroom apartment offering bright and spacious open-plan living, a contemporary fitted kitchen, generous double bedroom and stylish bathroom. Further benefits include a Juliet balcony, secure video entry system and a convenient location within walking distance of local amenities and a railway station. Ideally suited to first-time buyers, professionals and those seeking a low-maintenance home, with excellent access to the A11 and A14.

Plot 85

About the Development

Lark's Place at Kennett Garden Village is a collection of 1, 2, 3, and 4-bedroom, eco-friendly homes in Kennett, Cambridgeshire. It is intended all homes will come equipped with rainwater-harvesting facilities, PV Panels, and electric car-charging ports as standard. These additions not only benefit the homeowners, but also the environment. Found in a sustainable village with plenty of open space, this development is ideal for first-time buyers, families, and downsizers looking to move out of the city.

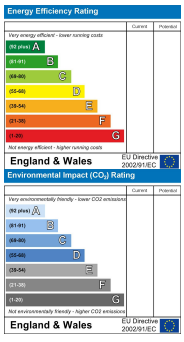
Additional Information

Estate Management Charge: £90.00
Internal Area: 544 sq. ft.
Annual service charge: £1,149.00
Council tax band: TBC
Tenure: Leasehold

Rental Opportunity

The property also presents an attractive opportunity for buy-to-let investors, with an estimated rental income of approximately £1,250 per calendar month (£15,000 per annum). Based on the guide price of £195,000, this represents a potential gross rental yield of approximately 7.7%, before associated ownership and management costs.

Directions



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MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.