

Clarke Philips

Estate Agents & Property Management



£209,995

PLOT 83 LARK'S PLACE, KENNETT GARDEN VILLAGE | | CB8 7QF

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This fantastic apartment exudes a low-maintenance appeal, coming complete with one double bedroom and open-plan living.

The open-plan kitchen, living, and dining area is the ideal place to relax and host guests. The U-shaped fitted kitchen comes complete with a host of integrated appliances – namely an oven, hob, hood, and fridge freezer. The kitchen is finished with fitted doors and drawers for a ready-to-use appeal. A single French door provides outside access, perfect for enjoying nicer weather.

The generous bedroom is double in size, perfect for providing comfort and privacy, and benefits from the use of the modern family bathroom. Featuring pristine sanitaryware, a towel warmer, stylish chrome brassware, it also benefits from a bath with an overhead shower.

Additional Information

Estate Management Charge: £90.00

Internal Area: 544 sq. ft.

Annual service charge: £1,149.00

Council tax band: TBC

Tenure: Freehold

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.

Directions

01638 750241

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www.clarkephilips.co.uk

Energy Efficiency Rating		Current	Maximum
91-95 (A)	91-95 (A)		
81-90 (B)	81-90 (B)		
69-80 (C)	69-80 (C)		
55-68 (D)	55-68 (D)		
39-54 (E)	39-54 (E)		
29-38 (F)	29-38 (F)		
13-28 (G)	13-28 (G)		
Not energy efficient - Agree Energy Code			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Maximum
91-95 (A)	91-95 (A)		
81-90 (B)	81-90 (B)		
69-80 (C)	69-80 (C)		
55-68 (D)	55-68 (D)		
39-54 (E)	39-54 (E)		
29-38 (F)	29-38 (F)		
13-28 (G)	13-28 (G)		
Not environmentally friendly - Agree CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.