Clarke Philips

Estate Agents & Property Management







£244,995

PLOT 90 LARK'S PLACE, KENNETT GARDEN VILLAGE | KENNETT | CB8 7QF

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This fantastic apartment has everything needed for modern, comfortable living – including an open-plan layout and two bedrooms.

The open-plan kitchen, living, and dining area is the length of the apartment, offering ample space to relax and socialise. The U-shaped kitchen comes fitted with an integrated oven, hob, hood, and fridge freezer for a ready-to-use appeal, along with a stylish design. The area has the added benefit of a single French door extending the living area outside.

Across the hall, one of the bedrooms is double in size, both sitting opposite the family bathroom. The bathroom has been carefully considered, with a bath and overhead shower, pristine sanitaryware, a towel warmer, and chrome brassware. A video entry system provides an additional security measure.

Plot 90 Newsam V2 2B

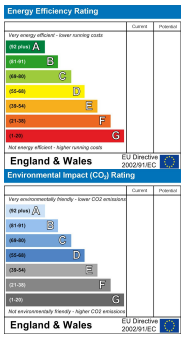
About the Development

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: 730 sq. ft.
Annual service charge: £1,510.00
Council tax band: TBC
Tenure: Freehold

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.