



## 5 Neptune Close, Stanground South, PE2 8GL

**£150,000**

- Ideal First Time Purchase
- One Bedroom
- Lounge Area
- Kitchen Area
- Bathroom
- Shared Garden Area
- Allocated Parking

**IDEAL FIRST TIME PURCHASE!** This one bedroom home would make the ideal **FIRST TIME PURCHASE**. The property has an **OPEN PLAN LOUNGE/KITCHEN** along with bedroom and bathroom.

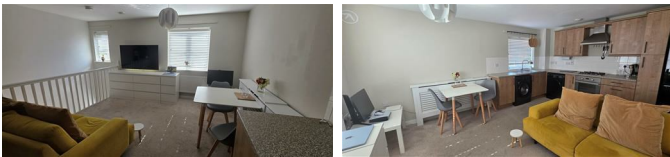
Outside there is a shared **GARDEN** area and **ALLOCATED** parking.

There is also the additional benefit of having an air circulation system.

### Entrance Hall

Double glazed front door leads into the entrance hall which has stairs leading to the open plan lounge/kitchen area. Storage cupboard understairs, radiator and double glazed window to front aspect.

### Open Plan Lounge/Kitchen 16'7" x 15'7" (5.05m x 4.75m)



The light and airy open plan lounge/kitchen has two double glazed windows to front aspect and double glazed window to side aspect. There are TV and phone points and radiator. Ethernet connection.

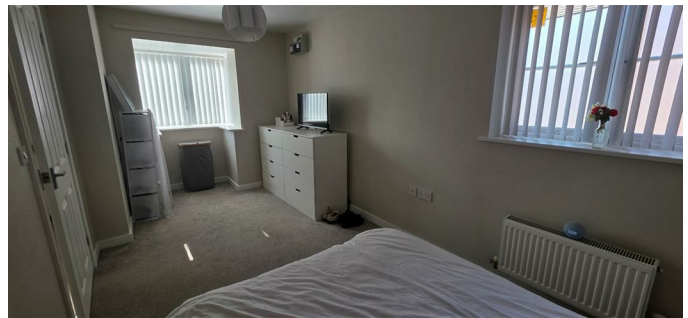
In the kitchen area there are a range of base and wall mounted units with complimentary worktops over, integrated oven, hob and extractor hood over. There is plumbing for washing machine and space for upright fridge/freezer. A storage cupboard has the wall mounted boiler.



### Bedroom 16'6" (excluding bay window)x 8'2" (5.03m (excluding bay window)x 2.49m)



Double glazed bay window to front aspect with further double glazed window to side aspect. TV and telephone points and a radiator. Ethernet connection.



### Bathroom



Fitted with a three piece suite, comprising of a bath with separate shower over, low level WC, pedestal wash hand basin, shaver point and a radiator.



## Outside



Outside there is an enclosed shared garden area which is laid to shingle.

There is allocated parking.



## Property Postcode

For location purposes the postcode of this property is: PE2 8GL

## Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

The vendors have informed us they have purchased the Freehold for the property back in February 2026. Land Registry confirmation is still awaited.

## Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

## Verified Material Information

Tenure: Freehold

Council tax band: A

Charges: £11.00 per month management fee.

Property construction: Brick built

Electricity supply: British Gas

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Heating features: No

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Allocated parking

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - low. Rivers and the sea - low. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to Local Council Planning Portal for any planning applications.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: TBC

### **Viewing Arrangements**

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

### **Offer Procedure**

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

### **Ark Property Centre**

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

### **Referral & Fee Disclosure**

We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

### **Disclaimer**

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

## Floor Plan

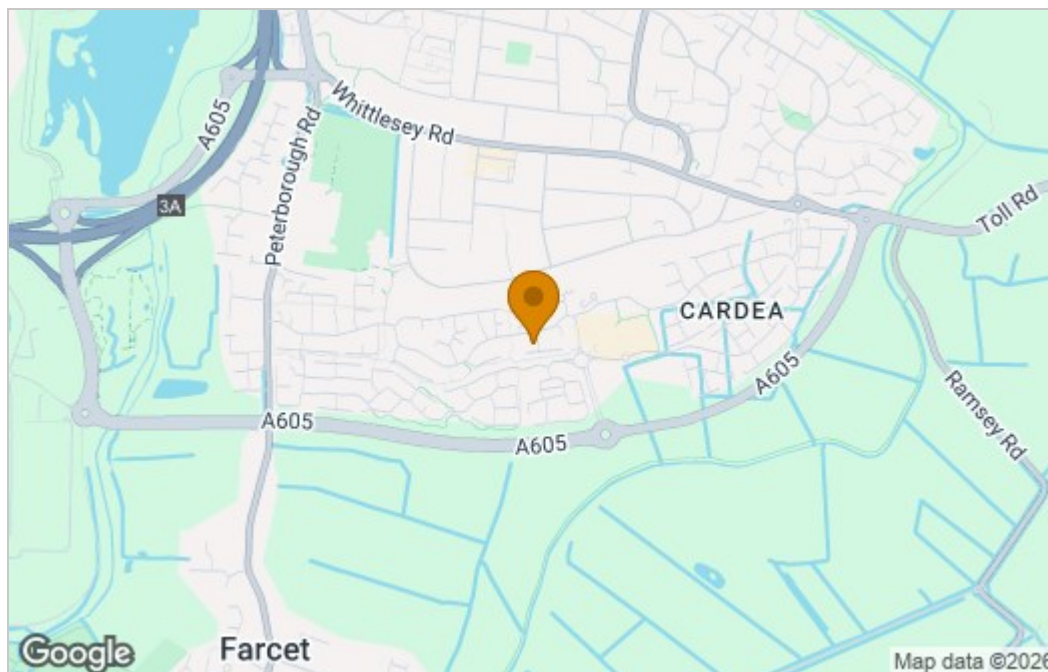


**First Floor**



**Ground Floor**

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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