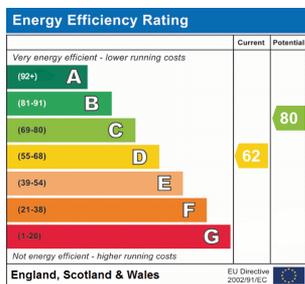




Bridge Place, Godmanchester PE29 2ES

£225,000

- Rarely Available Two Storey Maisonette
- Three Good Sized Bedrooms
- Excellent Sized Lounge And Separate Dining Area
- Modern Kitchen
- Modern Ground Floor Cloakroom And First Floor Bathroom
- Two Balconies
- Spectacular Riverside Views
- Long 999 Year Lease From 1982
- Designated Parking
- No Forward Chain



## Panel Door Accesses

### Entrance Hall

Electric heater, stairs to first floor.

### Cloakroom

Fitted in a two piece suite comprising low level WC, vanity wash hand basin, complementing tiling, electric heater.

### Kitchen

11' 6" x 8' 6" (3.51m x 2.59m)

Fitted in a modern range of base and wall mounted units, drawer units with complementing work surfaces and tiling, stainless steel single drainer sink unit, integrated electric oven with extractor hood over, space and plumbing for washing machine.

### Dining Area

11' 7" x 9' 6" (3.53m x 2.90m)

French doors opening to **Balcony**, opening to

### Lounge

15' 1" x 11' 2" (4.60m x 3.40m)

River views, beamwork to ceiling, electric heater.

### First Floor Landing

Electric heater, access to

### Bedroom 1

15' 7" x 11' 2" (4.75m x 3.40m)

Views over the river.

### Bedroom 2

11' 7" x 9' 6" (3.53m x 2.90m)

Window to river aspect.

### Bedroom 3

8' 6" x 8' 6" (2.59m x 2.59m)

French doors to balcony.

### Family Bathroom

Fitted in a white three piece suite comprising low level WC, wash hand basin, panel bath with shower unit over and shower screen, complementing tiling, window to front aspect.

### Outside

There is designated parking and beautiful communal gardens with river frontage.

### Buyers Information

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

### Tenure

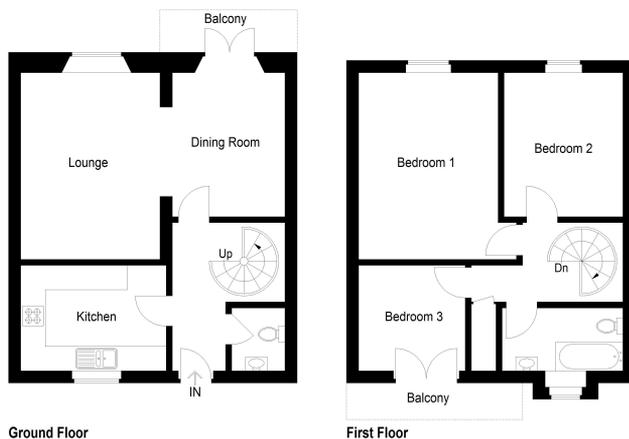
Leasehold/Share of Freehold

999 year lease from 1982

Service Charge - £1,400 per annum

Council Tax Band - C

Approximate Gross Internal Area (Excluding Garage)  
96.3 sq m / 1037 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions shapes and compass bearings before making any decisions reliant upon them. (ID1283192)

Housepix Ltd

**Peter Lane & Partners**  
EST 1990

#### Huntingdon

60 High Street

Huntingdon

01480 414800

#### St Ives

10 The Pavement

St Ives

01480 460800

#### Kimbolton

24 High Street

Kimbolton

01480 860400

#### St Neots

32 Market Square

St. Neots

01480 406400

#### Peterborough

5 Cross Street

Peterborough

01733 209222

#### Bedford Office

66-68 St. Loyes St

Bedford

01234 327744

#### Mayfair Office

Cashel House

15 Thayer St, London

0870 1127099

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