



West Street, Godmanchester PE29 2LL

£137,500

- Well Positioned First Floor Apartment
- Two Double Bedrooms
- Living Room And Fitted Kitchen
- Balcony And Open Views Over The Grounds
- Stunning Riverside Position And River Frontage
- No Forward Chain And Vacant Possession



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| A (92+) | | |
| B (81-91) | 85 | 86 |
| C (69-80) | | |
| D (55-68) | | |
| E (39-54) | | |
| F (21-38) | | |
| G (1-20) | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |



Secure Communal Reception Area

Leading to

Panel Door To

Entrance Hall

9' 10" x 6' 2" (3.00m x 1.88m)

An 'L' shaped space, coving to ceiling, shelved cupboard housing consumer unit, airing cupboard housing water tank, inner door to

Family Bathroom

9' 1" x 6' 5" (2.77m x 1.96m)

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap, shaver light point, electric wall mounted heater, independent electric radiator/towel rail, panel bath with independent shower unit fitted over, coving to ceiling, full ceramic tiling, vinyl flooring.

Bedroom 1

12' 10" x 8' 10" (3.91m x 2.69m)

UPVC window to garden aspect, Economy 7 storage heater, a range of furniture incorporating wardrobe range with three single wardrobes, shelved storage cupboard.

Bedroom 2

9' 6" x 6' 2" (2.90m x 1.88m)

Slimline electric independent panel heater, UPVC window to rear aspect.

Sitting Room

18' 0" x 10' 7" (5.49m x 3.23m)

Economy 7 storage heater, TV point, telephone point, UPVC window to garden aspect, internal UPVC door to

Balcony

Enclosed by wrought iron railings enjoying views over the grounds.

Kitchen

10' 6" x 5' 10" (3.20m x 1.78m)

Fitted in a range of base and wall mounted units with work surfaces and tiling, appliance spaces, electric cooker point with bridging unit and extractor fitted above, single drainer stainless steel sink unit with mixer tap, extractor, plumbing for automatic washing machine, coving to ceiling, vinyl floor covering.

Outside

There are immaculate communal grounds leading down to the river Great Ouse. Residents and visitors parking available.

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
99 Years from 1988 with 63 years remaining
Ground Rent - £215.00 per annum
Service Charge - £4,584.00 per annum
Council Tax Band - B

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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