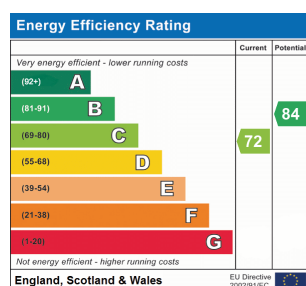




Bridge Place, Godmanchester PE29 2EP

£180,000

- Grade II Listed Mill Conversion
- First Floor Apartment
- Bedroom With Privately Owned Balcony
- Open Plan Living Room/Kitchen
- Spectacular Views
- Allocated Parking
- Walking Distance To Train Station And Amenities
- Highly Sought After Location
- Ideal First Time Purchase
- No Forward Chain



Huntingdon 01480 414800

www.peterlane.co.uk Web office open all day every day

huntingdon@peterlane.co.uk

Solid Timber Door To

Entrance Hall

Wall mounted electric heater, cupboard housing water cylinder.

Living Room

10' 6" x 10' 2" (3.20m x 3.10m)
Window with shutters overlooking the river Great Ouse and town centre, wall mounted electric storage heater.

Kitchen

7' 8" x 7' 2" (2.34m x 2.18m)
Fitted in a range of base and wall mounted units with complementing work surfaces, drawer units, complementing tiling, stainless steel single drainer sink unit, space for fridge freezer, space for electric cooker.

Bedroom

10' 6" x 9' 1" (3.20m x 2.77m)
French doors opening to balcony, storage heater.

Bathroom

Fitted in a three piece suite comprising low level WC, wash hand basin, bath with shower over, complementing tiling, wall mounted electric heater.

Outside

There are communal gardens and allocated residents parking.

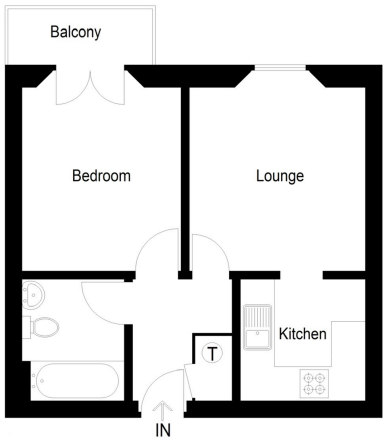
Buyers Information

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
125 Years commencing from 25.12.1983 - 83 Years remaining.
Maintenance Charge - £300.00 per quarter
Share of Freehold
Council Tax Band - A

Approximate Gross Internal Area = 34.6 sq m / 372 sq ft
Second Floor Flat



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. (ID1183568)
Housepix Ltd



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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