



10 Woodley Court St Anns Lane, Godmanchester PE29

£74,995

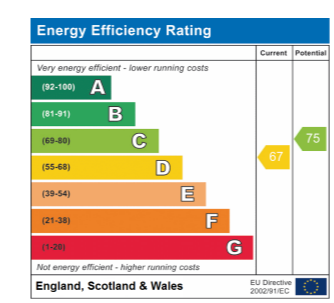
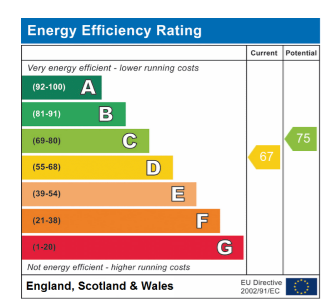
- A Well Appointed Ground Floor Flat
- Over 55's Only
- One Double Bedroom
- Electric Heating
- Convenient Town Centre Location
- Walking Distance Of River And Doctors Surgery
- No Chain And Immediate Vacant Possession



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Panel Door To

Entrance Hall

9' 2" x 2' 11" (2.79m x 0.89m)

Walk in cloaks cupboard housing fuse box, master switch and meters, fixed display shelving, airing cupboard housing water heater and shelving, laminate flooring.

Sitting Room

13' 5" x 10' 2" (4.09m x 3.10m)

Sealed unit window to garden aspect to the rear, Economy 7 storage heater, wall light points, TV point, telephone point, entry telephone system, coving to ceiling, arch internal access to

Kitchen

6' 11" x 5' 7" (2.11m x 1.70m)

Fitted in a range of base and wall mounted units with work surfaces and tiling, single drainer stainless steel circular sink unit with mixer tap, drawer units, appliance spaces, vinyl floor covering.

Shower Room

6' 7" x 5' 11" (2.01m x 1.80m)

Fitted in a two piece suite comprising low level WC, pedestal wash hand basin, full ceramic tiling, Dimplex wall heater, extractor unit, floor draining shower unit with independent shower unit fitted over,, non slip vinyl floor covering, window to rear aspect.

Bedroom 1

10' 6" x 8' 10" (3.20m x 2.69m)

A light double aspect room with sealed unit windows to two rear aspects, Economy 7 storage heater, double wardrobe with hanging and shelving.

Outside

The property stands in mature communal grounds which are well maintained with parking availability to be confirmed.

Tenure

Leasehold
99 year lease issued in 1987
Maintenance Charge and Ground Rent = £1,660 per annum

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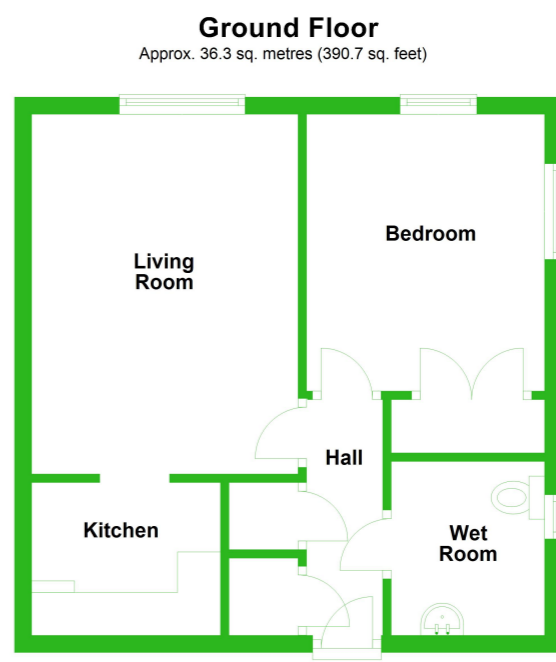
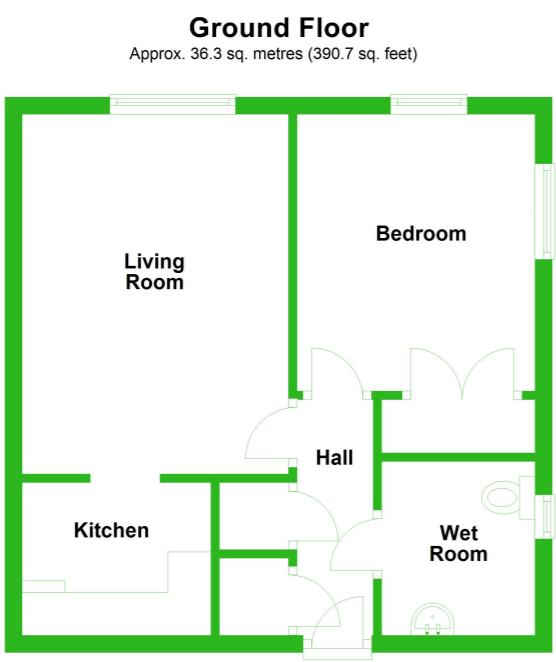
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