



Riverside Mill, Bridge Place, Godmanchester PE29 2EP

Guide Price £139,500

- Beautifully Positioned Apartment
- Stunning Riverside Views
- Desirable Riverside Development
- Residents Parking
- Walking Distance Of Railway Station And Town Centre
- Stunning River Views
- Perfect First Time Buy



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		85
C (69-80)	71	
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		



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Secure Communal Entrance Hall To

Panel door to

Entrance Hall

7' 5" x 6' 4" (2.26m x 1.93m)

Walk in airing cupboard with shelving and storage housing pressurised water system, fuse box and master switch.

Family Bathroom

6' 11" x 6' 7" (2.11m x 2.01m)

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with tiling, Dimplex wall heater, extensive tiling, panel bath with folding screen and independant shower unit fitted over, extractor.

Bedroom 1

11' 2" x 9' 10" (3.40m x 3.00m)

Arch picture window to front aspect with window seat and picture window with stunning river views, exposed brickwork to external wall.

Living Room

11' 2" x 10' 5" (3.40m x 3.17m)

Economy 7 storage heater, single panel independent heater, arch picture window to river aspect with window seating and a stunning outlook over the river and town bridge , exposed brickwork, TV point, telephone point.

Kitchen

7' 2" x 7' 0" (2.18m x 2.13m)

Fitted in a range of base and wall mounted units with work surfaces and tiling, vinyl floor covering, single drainer stainless steel sink unit, electric cooker point, appliance spaces.

Outside

There are appealing communal riverside gardens with residents parking provision.

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 With Share Of Freehold
Maintenance Charge - approximately £300.00 per quarter
Council Tax Band - A