



Bridge Place, Godmanchester PE29 2EP

Guide Price £132,995

- Well Proportioned Waterside Apartment
- One Double Bedroom
- Re-Fitted Bathroom Suite
- Residents Parking
- Communal Gardens And River Frontage
- Close To Railway Station And Town Centre
- No Forward Chain And Immediate Vacant Possession
- Share Of Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)	67	80
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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www.peterlane.co.uk Web office open all day every day

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Communal Entrance To

Panel door to

Entrance Hall

7' 7" x 6' 3" (2.31m x 1.91m)

Cupboard housing hot water cylinder and shelving.

Bathroom

7' 1" x 6' 4" (2.16m x 1.93m)

Re-fitted in a three piece contemporary white suite comprising low level WC with concealed cistern, vanity wash hand basin with mixer tap and cabinet storage, LVT flooring, pane bath with folding shower screen with independent shower unit fitted over and mixer tap, full ceramic tiling, Dimplex wall heater, extractor.

Bedroom 1

12' 3" x 10' 10" (3.73m x 3.30m)

Arch display picture window to front aspect, exposed internal brickwork, Economy 7 storage heater and independent electric heater.

Sitting Room

11' 6" x 10' 5" (3.51m x 3.17m)

Economy 7 storage heater, exposed brickwork to external wall, arched window to front aspect, TV point, telephone point, independent electric heater.

Kitchen

8' 3" x 7' 2" (2.51m x 2.18m)

Fitted in a range of base and wall mounted units with work surfaces and tiling, appliance spaces, drawer units, integral stainless steel electric oven and hob, fuse box and master switch, single drainer one and a half bowl sink unit with directional mixer tap, viny floor covering.

Outside

The flat stands in well kept communal ,riverside gardens with resident permit parking for one vehicle. Visitors can park in the adjacent Huntingdon District Council run car park which is free overnight.

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

Share Of Freehold
Service Charge - £300.00 per quarter
Council Tax Band - A