



A14 Riverside Mill 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)	72	84
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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## 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.

## TENURE

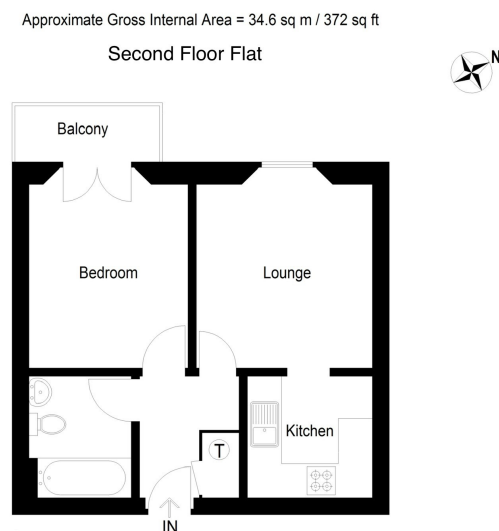
## Leasehold

125 Years commencing from 25.12.1983 - 83 Years remaining.

Maintenance Charge - £300.00 per quarter

Share of Freehold

## Council Tax Band - A



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

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