



St Anns Lane, Godmanchester PE29 2EW

£184,500

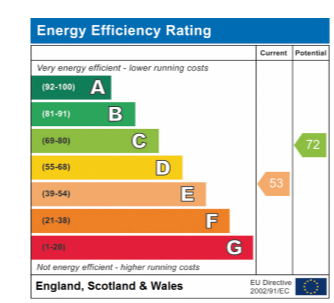
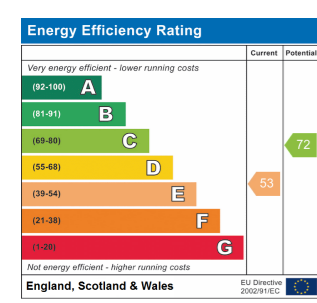
- Ground Floor Apartment
- Two Bedrooms
- Modern Kitchen And Bathroom
- Designated Parking
- Central Village Location
- Excellent Transport Links
- No Forward Chain
- Ideal First Time Buy Or Investment Opportunity



St Anns Lane, Godmanchester PE29 2EW

£184,500

- Ground Floor Apartment
- Two Bedrooms
- Modern Kitchen And Bathroom
- Designated Parking
- Central Village Location
- Excellent Transport Links
- No Forward Chain
- Ideal First Time Buy Or Investment Opportunity



Glazed Door To

Entrance Hall

Laminate flooring, storage heater.

Living Room

14' 9" x 11' 9" (4.50m x 3.58m)

Window to front aspect, coving to ceiling, laminate flooring, storage heater.

Kitchen/Breakfast Room

11' 6" x 8' 3" (3.51m x 2.51m)

Timber glazed door and window to rear aspect, fitted in a range of modern base, drawer and wall mounted units with complementing work surfaces and tiled surrounds, breakfast bar, integrated electric oven and hob, space and plumbing for washing machine, tiled flooring.

Bedroom 1

12' 10" x 8' 8" (3.91m x 2.64m)

Window to rear aspect, wall mounted electric panel heater.

Bedroom 2

10' 8" x 6' 2" (3.25m x 1.88m)

Window to front aspect, laminate flooring, wall mounted electric panel heater.

Family Bathroom

Window to side aspect, fitted in a modern three piece suite comprising low level WC with concealed cistern, vanity wash hand basin, panel bath with shower unit over, tiled surrounds, heated towel rail, tiled flooring.

Outside

There is an allocated parking space.

Agents Notes

Lease Length has 962 years remaining
Ground Rent - £5.00 per annum for 2023
Service Charge - £795.00 per annum for 2023

The property has had a new fuse board and water tank installed in 2020 along with new flooring in 2021.

Tenure

Leasehold
Council Tax Band - A

Glazed Door To

Entrance Hall

Laminate flooring, storage heater.

Living Room

14' 9" x 11' 9" (4.50m x 3.58m)

Window to front aspect, coving to ceiling, laminate flooring, storage heater.

Kitchen/Breakfast Room

11' 6" x 8' 3" (3.51m x 2.51m)

Timber glazed door and window to rear aspect, fitted in a range of modern base, drawer and wall mounted units with complementing work surfaces and tiled surrounds, breakfast bar, integrated electric oven and hob, space and plumbing for washing machine, tiled flooring.

Bedroom 1

12' 10" x 8' 8" (3.91m x 2.64m)

Window to rear aspect, wall mounted electric panel heater.

Bedroom 2

10' 8" x 6' 2" (3.25m x 1.88m)

Window to front aspect, laminate flooring, wall mounted electric panel heater.

Family Bathroom

Window to side aspect, fitted in a modern three piece suite comprising low level WC with concealed cistern, vanity wash hand basin, panel bath with shower unit over, tiled surrounds, heated towel rail, tiled flooring.

Outside

There is an allocated parking space.

Agents Notes

Lease Length has 962 years remaining
Ground Rent - £5.00 per annum for 2023
Service Charge - £795.00 per annum for 2023

The property has had a new fuse board and water tank installed in 2020 along with new flooring in 2021.

Tenure

Leasehold
Council Tax Band - A

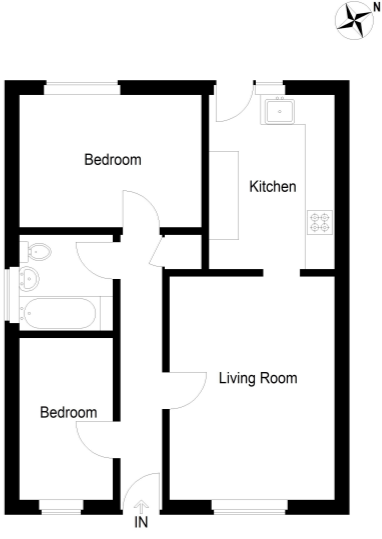
Approximate Gross Internal Area = 53.1 sq m / 572 sq ft



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. (ID987850) Housepix Ltd



Approximate Gross Internal Area = 53.1 sq m / 572 sq ft



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. (ID987850) Housepix Ltd



Huntingdon 60 High Street Huntingdon 01480 414800	Kimbolton 24 High Street Kimbolton 01480 860400	St Neots 32 Market Square St. Neots 01480 406400	Mayfair Office Cashel House 15 Thayer St, London 0870 1127099
---	---	--	---

Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and therefore do not constitute any part of any contract. Peter Lane & Partners or any employee therefore do not have the authority to make or give any warranties, guarantees or representation whatsoever in relation to this property.

Huntingdon 60 High Street Huntingdon 01480 414800	Kimbolton 24 High Street Kimbolton 01480 860400	St Neots 32 Market Square St. Neots 01480 406400	Mayfair Office Cashel House 15 Thayer St, London 0870 1127099
---	---	--	---

Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and therefore do not constitute any part of any contract. Peter Lane & Partners or any employee therefore do not have the authority to make or give any warranties, guarantees or representation whatsoever in relation to this property.