



West Street, Godmanchester PE29 2LL

£140,000

- Extremely Sought After Development
- Over 55's Apartment
- Living/Dining Room
- Two Bedrooms
- Modern Kitchen
- Second Floor With Lift To All Floors
- Tranquil Setting Views Over Communal Gardens
- Excellent Communal Facilities
- Short Distance To Local Amenities
- Resident Parking
- Offered With No Forward Chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)	82	83
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		



Huntingdon 01480 414800

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**Solid Entrance Door To**

**Entrance Hall**

Coving to ceiling, shelved storage cupboard with lighting and fuse board, airing cupboard housing hot water cylinder.

**Living/Dining Room**

17' 10" x 10' 4" (5.44m x 3.15m)

Double glazed window, storage heater, coving to ceiling.

**Kitchen**

10' 5" x 6' 0" (3.17m x 1.83m)

Fitted in a range of base, drawer and wall mounted units with work surfaces and tiling, under unit lighting, stainless steel single drainer sink unit with mixer tap, spaces for fridge freezer and cooker, coving to ceiling.

**Bedroom 1**

17' 1" x 8' 8" (5.21m x 2.64m)

Double glazed window, coving to ceiling, storage heater, double built in wardrobe with mirror sliding doors, hanging and shelving.

**Bedroom 2**

14' 0" x 6' 2" (4.27m x 1.88m)

Double glazed window, coving to ceiling, wall mounted electric convector heater.

**Shower Room**

Fitted in a three piece suite comprising low level WC with concealed cistern, vanity wash hand basin, double shower cubicle with independent shower unit over, full ceramic tiling, heated towel rail, wall mounted electric heater, coving to ceiling, extractor fan.

**Outside**

There are immaculate communal grounds leading down to the river Great Ouse. Residents and visitors parking available.

**Agents Note**

The development benefits from a House Manager with a 24 hour emergency call service, residents lounge, laundry room and a guest suite.

**Buyers Information**

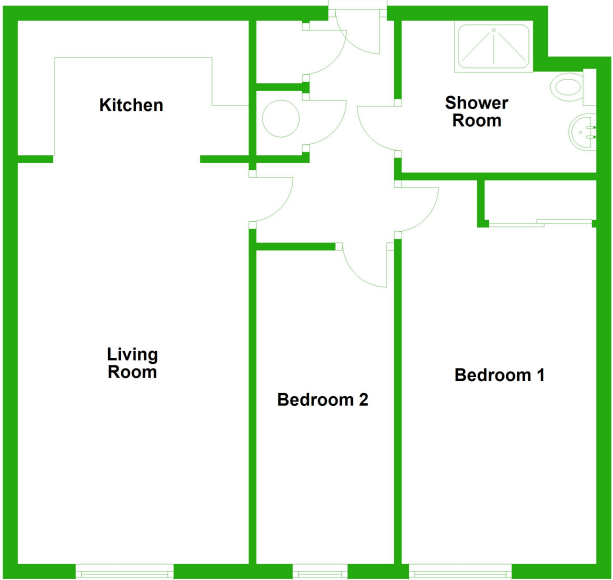
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a 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  
99 Years from 1988 with 62 years remaining  
Ground Rent - £215.00 per annum  
Service Charge - £4,584.00 per annum  
Council Tax Band - B

**Ground Floor**

Approx. 57.3 sq. metres (616.7 sq. feet)



<b>Huntingdon</b> 60 High Street Huntingdon 01480 414800	<b>St Ives</b> 10 The Pavement St Ives 01480 460800	<b>Kimbolton</b> 24 High Street Kimbolton 01480 860400	<b>St Neots</b> 32 Market Square St. Neots 01480 406400	<b>Peterborough</b> 5 Cross Street Peterborough 01733 209222	<b>Bedford Office</b> 66-68 St. Loyes St Bedford 01234 327744	<b>Mayfair Office</b> Cashel House 15 Thayer St, London 0870 1127099
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