



21 The Chestnuts, West Street, Godmanchester PE29 2LL

OIEO £150,000

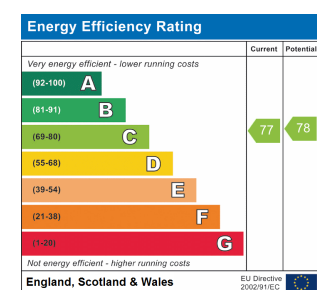
- Over 55's Apartment
- Second Floor With Lift To All Floors
- Two Bedrooms
- Tranquil Setting Views Over Communal Gardens
- River Frontage
- Excellent Communal Facilities
- Short Distance To Local Amenities
- Offered With No Forward Chain



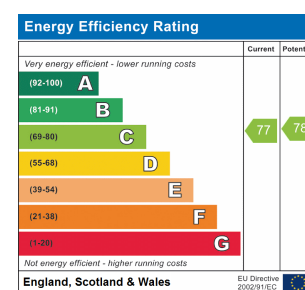
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PARTNERS
EST 1990



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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 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.

Tenure

Leasehold

99 year lease form 1988 - 67 years remaining.

Ground Rent - £300.00 per annum

Service Charge - approximately £4,068.16

Council Tax Band - B

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