



Old Court Hall, Godmanchester PE29 2HN

£250,000

- Spacious First Floor Maisonette With Personal Entrance Door
- Two Double Bedrooms Both With Built In Wardrobes
- Bedroom 3/Dressing Room
- 28ft x 15ft Living/Dining Room
- Garage En Bloc
- Around 1150 sq ft/106 sq m Of Accommodation
- 999 Year Lease From 9th November 1972
- Service Charge 2025 £1000
- Central Village Location
- No Forward Chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)	73	79
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		

Peter Lane & PARTNERS
Est. 1990

Huntingdon 01480 414800

www.peterlane.co.uk Web office open all day every day

huntingdon@peterlane.co.uk

Timber Glazed Door To

Entrance Hall

13' 6" x 7' 9" (4.11m x 2.36m)

Window to front aspect, utilities cupboard with space and plumbing for washing machine, coats hanging area and shelving, stairs to first floor.

First Floor Landing

Access to

Lounge/Dining Room

28' 7" x 15' 5" maximum (8.71m x 4.70m)

A double aspect room with double glazed window to front and rear aspects, double glazed French doors to **Balcony**, coving to ceiling, two radiators, central feature fireplace with inset electric fire.

Kitchen/Breakfast Room

11' 2" x 8' 7" (3.40m x 2.62m)

Double glazed window to rear aspect, fitted in a range of base and wall mounted units, drawer units, complementing work surfaces and tiling, one and a half bowl single drainer sink unit with mixer tap, space for gas cooker, integrated fridge.

Bedroom 1

13' 7" x 10' 9" (4.14m x 3.28m)

Double glazed window to front aspect, coving to ceiling, radiator, large built in wardrobe with hanging and shelving.

Bedroom 2

11' 11" x 8' 3" (3.63m x 2.51m)

Double glazed window to rear aspect, double built in wardrobe with hanging and shelving, coving to ceiling, radiator.

Bedroom 3/Dressing Room

13' 6" x 8' 3" maximum (4.11m x 2.51m)

Double glazed window to front aspect, coving to ceiling.

Shower Room

Double glazed window to rear aspect, fitted in a four piece suite comprising low level WC, wash hand basin, shower cubicle, bidet, complementing tiling, radiator, tiled flooring.

Outside

There are well kept communal gardens with a **Single Garage** en bloc with communal parking close by.

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.

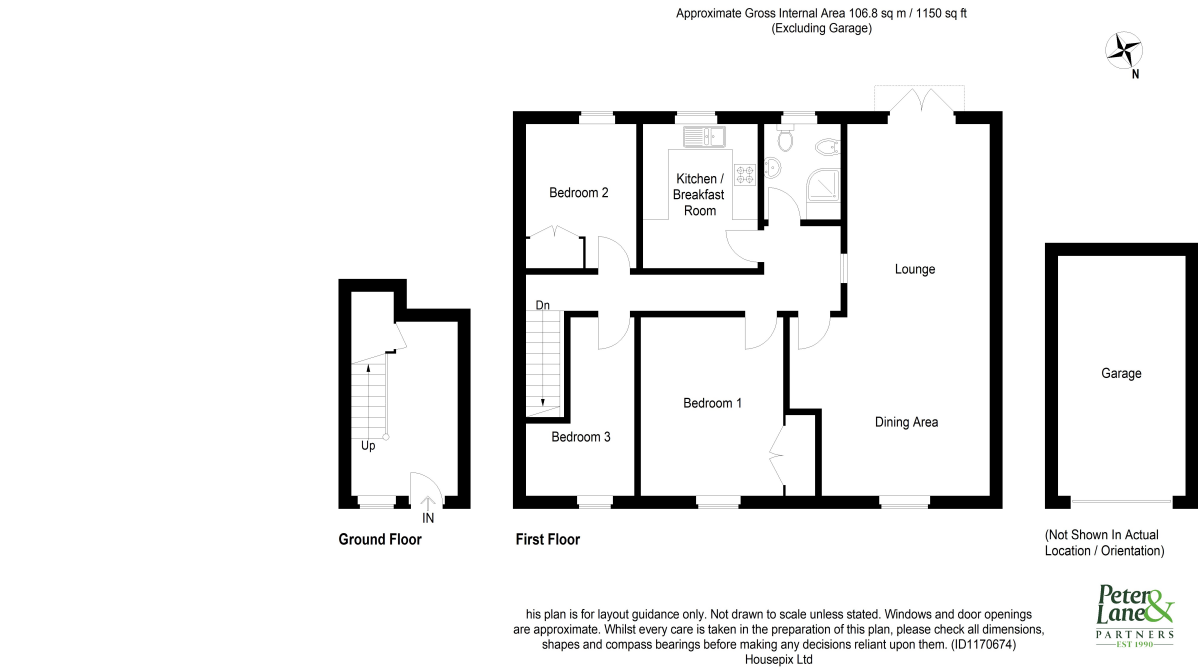
Tenure

Share of Freehold

999 Year Lease from 09.11.1972

Ground Rent/Service Charge £1,000 per annum

Council Tax Band - B



Huntingdon

60 High Street
Huntingdon
01480 414800

St Ives

10 The Pavement
St Ives
01480 460800

Kimbolton

24 High Street
Kimbolton
01480 860400

St Neots

32 Market Square
St. Neots
01480 406400

Peterborough

5 Cross Street
Peterborough
01733 209222

Bedford Office

66-68 St. Loyes St
Bedford
01234 327744

Mayfair Office

Cashel House
15 Thayer St, London
0870 1127099

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