



40 Old Court Hall, Godmanchester PE29 2HN

£250,000

- Impressive Three Bedroom Apartment
- Ideal First Time Buy Or Downsize Move
- Living/Dining Room
- Kitchen/Breakfast Room
- Garage En Bloc
- Well Kept Communal Gardens
- Around 1,150 sq ft / 106 sq m
- Long Lease
- Central Village Location
- No Forward Chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Peter Lane & PARTNERS
Est. 1990

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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.

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.

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

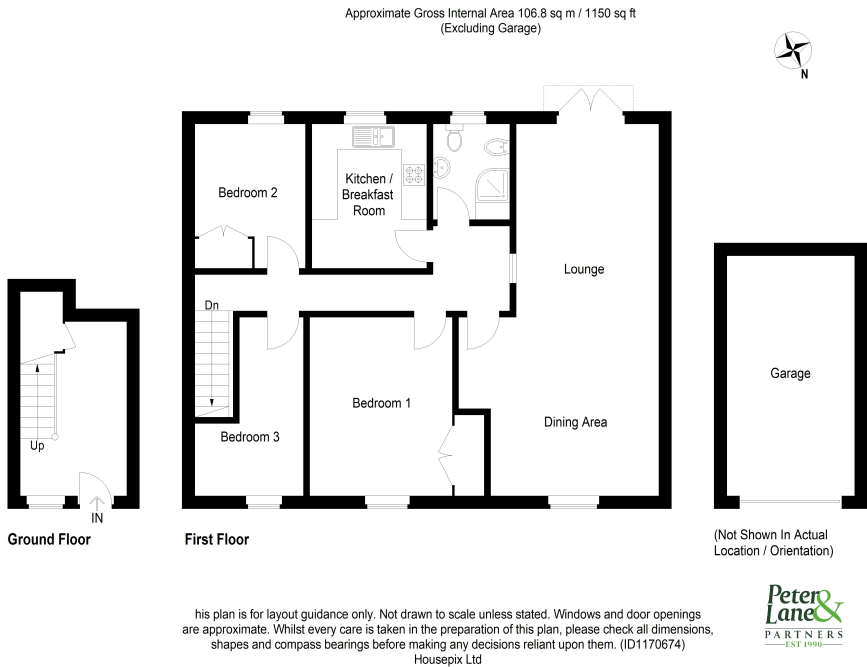
13' 6" x 8' 3" maximum (4.11m x 2.51m)
Double glazed window to front aspect, coving to ceiling.

OUTSIDE

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

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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