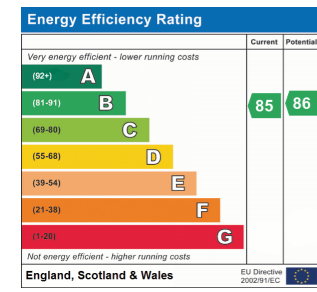




West Street, Godmanchester PE29 2LL

Guide Price £150,000

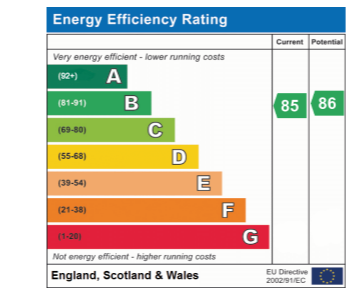
- Well Positioned First Floor Apartment
- Two Double Bedrooms
- Living Room And Fitted Kitchen
- Balcony And Open Views Over The Grounds
- Stunning Riverside Position And River Frontage
- No Forward Chain And Vacant Possession



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Secure Communal Reception Area

Leading to

Panel Door To

Entrance Hall

9' 10" x 6' 2" (3.00m x 1.88m)

An 'L' shaped space, coving to ceiling, shelved cupboard housing consumer unit, airing cupboard housing water tank, inner door to

Family Bathroom

9' 1" x 6' 5" (2.77m x 1.96m)

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap, shaver light point, electric wall mounted heater, independent electric radiator/towel rail, panel bath with independent shower unit fitted over, coving to ceiling, full ceramic tiling, vinyl flooring.

Bedroom 1

12' 10" x 8' 10" (3.91m x 2.69m)

UPVC window to garden aspect, Economy 7 storage heater, a range of furniture incorporating wardrobe range with three single wardrobes, shelved storage cupboard.

Bedroom 2

9' 6" x 6' 2" (2.90m x 1.88m)

Slimline electric independent panel heater, UPVC window to rear aspect.

Sitting Room

18' 0" x 10' 7" (5.49m x 3.23m)

Economy 7 storage heater, TV point, telephone point, UPVC window to garden aspect, internal UPVC door to

Balcony

Enclosed by wrought iron railings enjoying views over the grounds.

Kitchen

10' 6" x 5' 10" (3.20m x 1.78m)

Fitted in a range of base and wall mounted units with work surfaces and tiling, appliance spaces, electric cooker point with bridging unit and extractor fitted above, single drainer stainless steel sink unit with mixer tap, extractor, plumbing for automatic washing machine, coving to ceiling, vinyl floor covering.

Outside

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

Tenure

Leasehold

99 Years from 1988 with 63 years remaining

Ground Rent - £215.00 per annum

Service Charge - £4,584.00 per annum

Council Tax Band - B

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