



B12 Riverside Mill Bridge Place, Godmanchester PE29 2ER

Guide Price £137,500

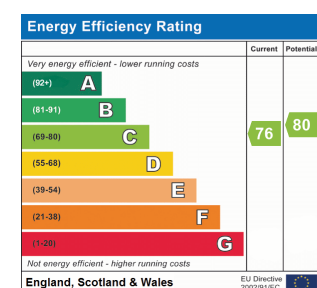
- Appealing Riverside Maisonette
- Re-Fitted Kitchen
- Re-Fitted First Floor Bathroom
- Convenient Walking Distance To Town Centre, Bus Station And Railway Station
- Beautiful Field And Riverside Views
- Can Be Sold Fully Furnished
- Residents Private Parking
- First Time Buy Or Buy To Let Purchase
- No Forward Chain



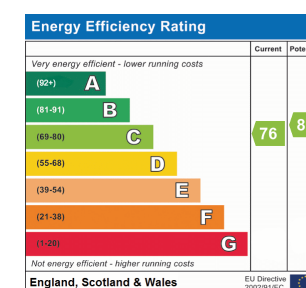
B12 Riverside Mill Bridge Place, Godmanchester PE29 2ER

Guide Price £137,500

- Appealing Riverside Maisonette
- Re-Fitted Kitchen
- Re-Fitted First Floor Bathroom
- Convenient Walking Distance To Town Centre, Bus Station And Railway Station
- Beautiful Field And Riverside Views
- Can Be Sold Fully Furnished
- Residents Private Parking
- First Time Buy Or Buy To Let Purchase
- No Forward Chain



**Peter
Lane**
PARTNERS
EST 1990



**Peter
Lane**
PARTNERS
EST 1990

Panel Door To

Sitting Room

12' 11" x 9' 5" (3.94m x 2.87m)

Window to front aspect, exposed structural timberwork, understairs storage cupboard, stairs to first floor, Economy 7 storage heater and independent electric heater, TV point, telephone point, inner door to

Kitchen

8' 10" x 7' 3" (2.69m x 2.21m)

Fitted in a range of base and wall mounted units with work surfaces and tiling, arch picture window to front aspect, single drainer sink unit with mixer tap, integral electric oven and ceramic hob with extractor fan over, vinyl floor covering.

Bedroom

13' 2" x 8' 0" (4.01m x 2.44m)

Enjoying field views and views over the backwater, wardrobe/storage cupboard, electric convector heater, exposed beam-work.

Family Bathroom

Re-fitted in a three piece white suite comprising low level WC, panel bath with folding screen and Triton power shower over, electric convector heater, pedestal wash hand basin with tiling, airing cupboard housing stainless steel constant pressure water tank, vinyl floor covering.

Outside

The flat stands in well maintained riverside communal grounds with designated parking provision for residents only. Visitor parking is available in the adjacent public car park.

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.

Agents Note

There is a communal coin operated launderette within the building.

Tenure

Leasehold With Share of Freehold

999 years from 1982

Maintenance Charge - approximately £300.00 per quarter
Council Tax Band - A

Panel Door To

Sitting Room

12' 11" x 9' 5" (3.94m x 2.87m)

Window to front aspect, exposed structural timberwork, understairs storage cupboard, stairs to first floor, Economy 7 storage heater and independent electric heater, TV point, telephone point, inner door to

Kitchen

8' 10" x 7' 3" (2.69m x 2.21m)

Fitted in a range of base and wall mounted units with work surfaces and tiling, arch picture window to front aspect, single drainer sink unit with mixer tap, integral electric oven and ceramic hob with extractor fan over, vinyl floor covering.

Bedroom

13' 2" x 8' 0" (4.01m x 2.44m)

Enjoying field views and views over the backwater, wardrobe/storage cupboard, electric convector heater, exposed beam-work.

Family Bathroom

Re-fitted in a three piece white suite comprising low level WC, panel bath with folding screen and Triton power shower over, electric convector heater, pedestal wash hand basin with tiling, airing cupboard housing stainless steel constant pressure water tank, vinyl floor covering.

Outside

The flat stands in well maintained riverside communal grounds with designated parking provision for residents only. Visitor parking is available in the adjacent public car park.

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.

Agents Note

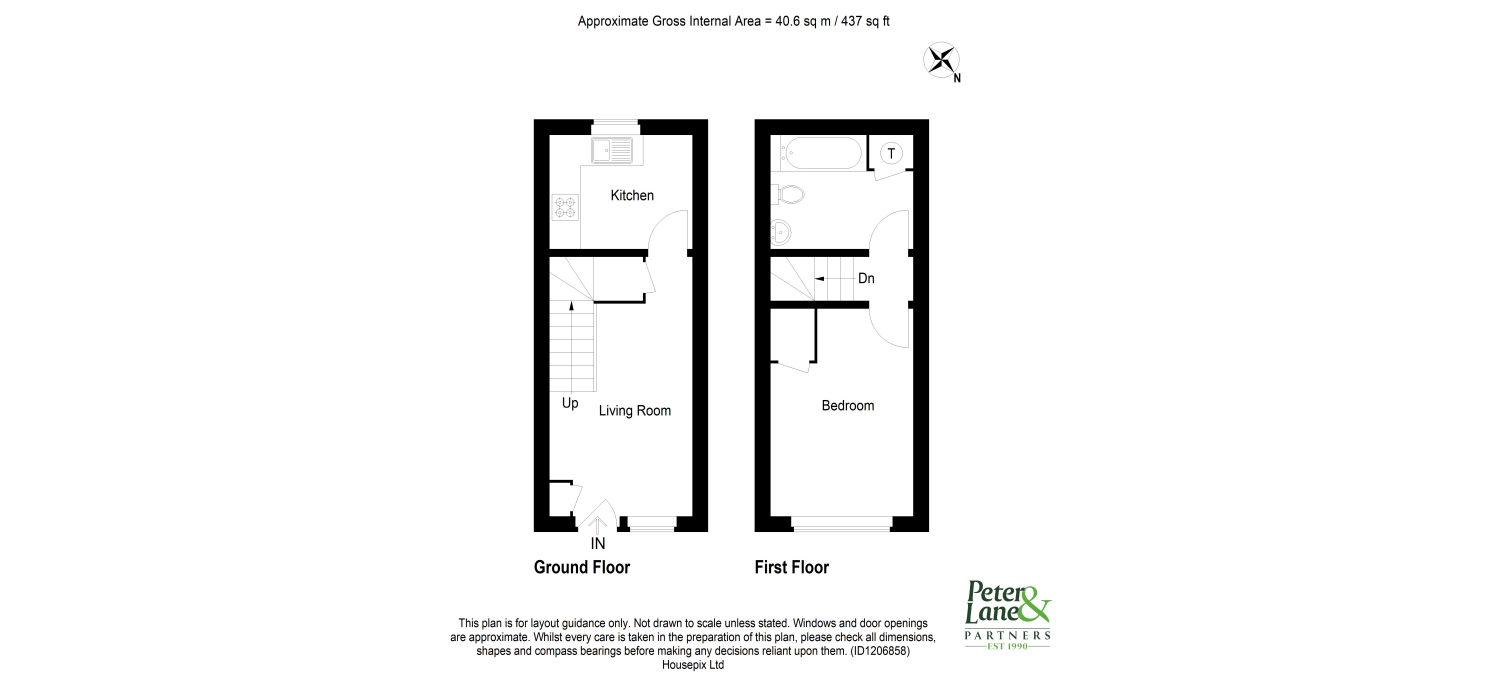
There is a communal coin operated launderette within the building.

Tenure

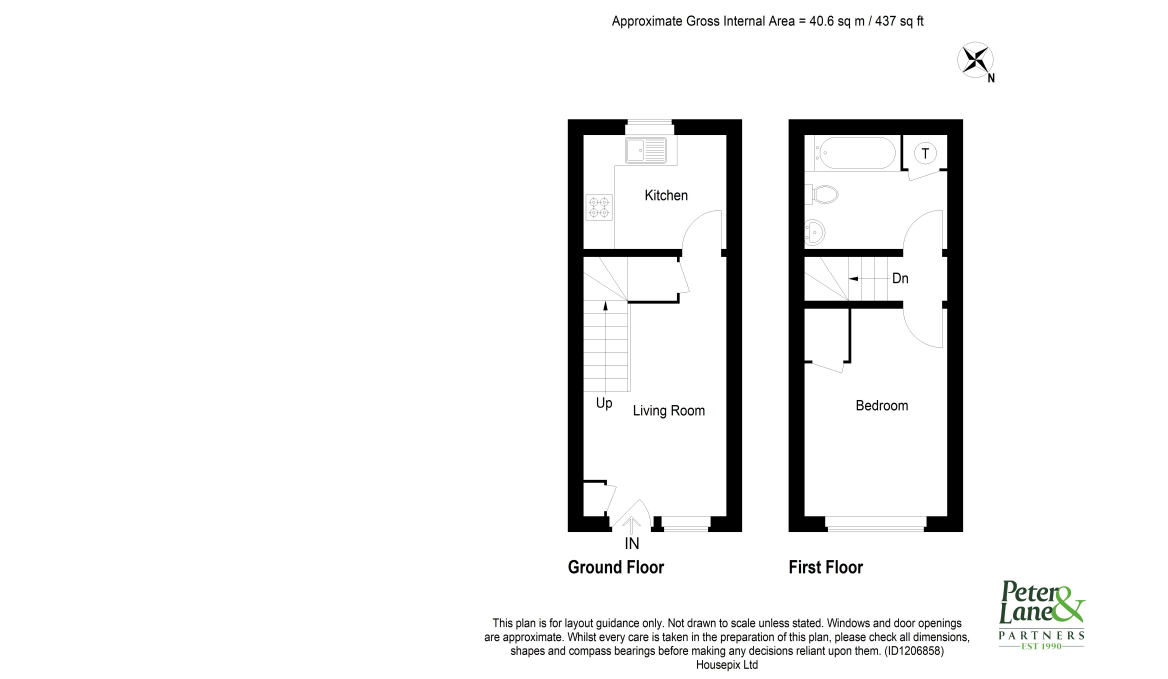
Leasehold With Share of Freehold

999 years from 1982

Maintenance Charge - approximately £300.00 per quarter
Council Tax Band - A



Huntingdon 60 High Street Huntingdon 01480 414800	Kimbolton 24 High Street Kimbolton 01480 860400	St Neots 32 Market Square St. Neots 01480 406400	Mayfair Office Cashel House 15 Thayer St, London 0870 1127099
<small>Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and therefore do not constitute any part of any contract. Peter Lane & Partners or any employee therefore do not have the authority to make or give any warranties, guarantees or representation whatsoever in relation to this property.</small>			



Huntingdon 60 High Street Huntingdon 01480 414800	Kimbolton 24 High Street Kimbolton 01480 860400	St Neots 32 Market Square St. Neots 01480 406400	Mayfair Office Cashel House 15 Thayer St, London 0870 1127099
<small>Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and therefore do not constitute any part of any contract. Peter Lane & Partners or any employee therefore do not have the authority to make or give any warranties, guarantees or representation whatsoever in relation to this property.</small>			