



Riverside Mill, Bridge Place, Godmanchester PE29 2EP

Guide Price £129,995

- Beautifully Positioned Apartment
- Stunning Riverside Views
- Desirable Riverside Development
- Residents Parking
- Walking Distance Of Railway Station And Town Centre
- Stunning River Views
- Perfect First Time Buy

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		
B	(81-91)		85
C	(69-80)	71	
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Secure Communal Entrance Hall To

Panel door to

Entrance Hall

7' 5" x 6' 4" (2.26m x 1.93m)

Walk in airing cupboard with shelving and storage housing pressurised water system, fuse box and master switch.

Family Bathroom

6' 11" x 6' 7" (2.11m x 2.01m)

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with tiling, Dimplex wall heater, extensive tiling, panel bath with folding screen and independant shower unit fitted over, extractor.

Bedroom 1

11' 2" x 9' 10" (3.40m x 3.00m)

Arch picture window to front aspect with window seat and picture window with stunning river views, exposed brickwork to external wall.

Living Room

11' 2" x 10' 5" (3.40m x 3.17m)

Economy 7 storage heater, single panel independent heater, arch picture window to river aspect with window seating and a stunning outlook over the river and town bridge , exposed brickwork, TV point, telephone point.

Kitchen

7' 2" x 7' 0" (2.18m x 2.13m)

Fitted in a range of base and wall mounted units with work surfaces and tiling, vinyl floor covering, single drainer stainless steel sink unit, electric cooker point, appliance spaces.

Outside

There are appealing communal riverside gardens with residents parking provision.

Buyers Information

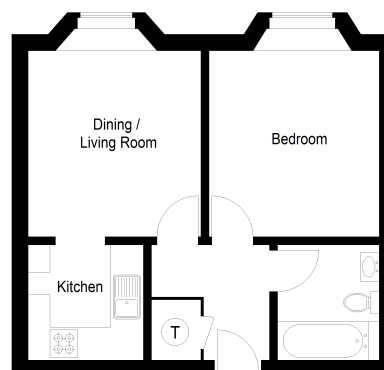
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Tenure

Leasehold With Share Of Freehold - 999 years from 25/7/1984

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

Approximate Gross Internal Area
37.6 sq m / 405 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1241291)
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