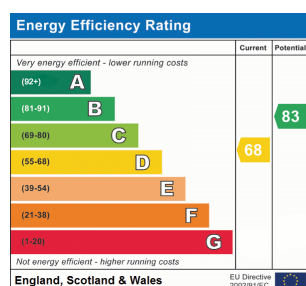




Bridge Place, Godmanchester PE29 2ER

£140,000

- Grade II Listed Mill Conversion
- One Bedroom Maisonette
- Accommodation Over Two Floors
- Living Room And Separate Kitchen
- Allocated Parking Provision
- Walking Distance To Local Amenities And Town Centre
- Ideal First Time Purchase
- No Forward Chain
- Well Kept Communal Gardens
- Long 999 Year Lease From December 1983



Huntingdon 01480 414800

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

huntingdon@peterlane.co.uk

# Timber Glazed Door To

## Living Room

12' 11" x 9' 4" (3.94m x 2.84m)

Window to front aspect, timber beam work, storage cupboard housing electric meter, understairs storage cupboard, wall mounted electric convector heater and electric storage heater.

## Kitchen

Window to front aspect, fitted in a range of base and wall mounted units with complementing work surfaces and tiling, drawer units, stainless steel single drainer sink unit with mixer tap, space for electric cooker and space for larder fridge.

## First Floor Landing

Access to

## Bedroom

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

Box bay window to front aspect, timber beam work, built in storage cupboard, electric convector heater.

## Bathroom

Fitted in a three piece suite comprising low level WC, wash hand basin, panel bath with shower over and shower screen, wall mounted electric heater, complementing tiling.

# Outside

There are well kept communal gardens with allocated residents parking.

## 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.

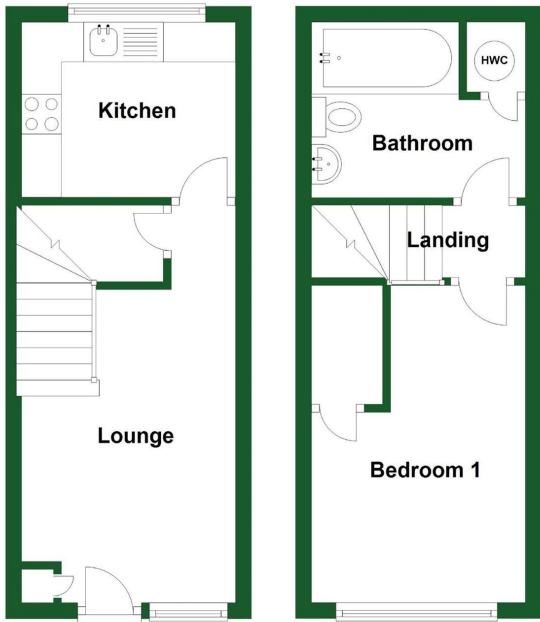
## Tenure

Share of Freehold

999 Year Lease from December 1983

Maintenance Charge - £300 per quarter

Council Tax Band A



Total area: approx. 39.2 sq. metres (421.4 sq. feet)

<b>Huntingdon</b> 60 High Street Huntingdon 01480 414800	<b>St Ives</b> 10 The Pavement St Ives 01480 460800	<b>Kimbolton</b> 24 High Street Kimbolton 01480 860400	<b>St Neots</b> 32 Market Square St. Neots 01480 406400	<b>Peterborough</b> 5 Cross Street Peterborough 01733 209222	<b>Bedford Office</b> 66-68 St. Loyes St Bedford 01234 327744	<b>Mayfair Office</b> Cashel House 15 Thayer St, London 0870 1127099
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