

A three-story brick apartment building with a balcony and a tree in the foreground. The building is made of light-colored bricks and has a dark roof. A balcony with a metal railing is visible on the second floor. A large tree with green leaves is in the foreground. A sign for 'CARNABY CLOSE' is visible in the foreground. The sky is overcast.

HARVEY ROBINSON

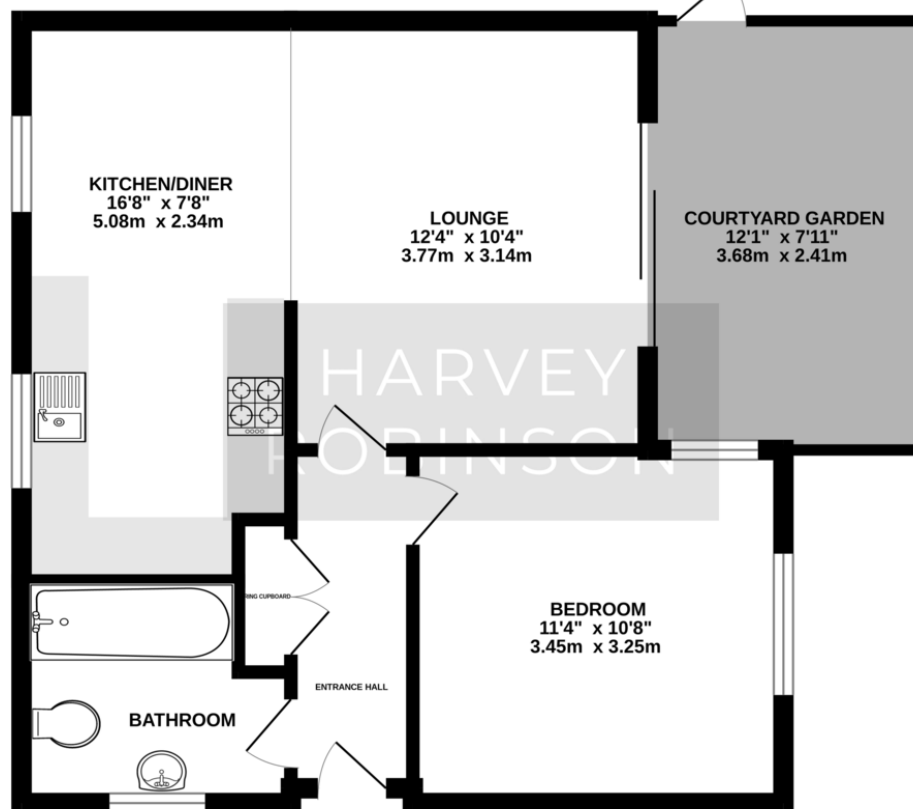
Offers In Excess Of
£145,000
Bascraft Way
Godmanchester, PE29 2EG

Harvey Robinson Estate Agents in Huntingdon are delighted to be offering For Sale this One Double Bedroom Ground Floor apartment in the popular town of Godmanchester next to Huntingdon. The property comprises of entrance hall with large storage cupboard, bathroom, double bedroom with double aspect, open plan lounge/kitchen/diner with opening to private enclosed courtyard garden. Parking is available on Bascraft Way. This property would make the ideal first time buy or investment. For further information or to arrange a viewing, please contact our Huntingdon Office. Located on the edges of Huntingdon, Godmanchester is a quiet suburban town that has a lot to offer people of all ages. Whether you work in and around London or Cambridge and want an escape from the bustle of city life or would prefer to raise a family surrounded by the beautiful English countryside, Godmanchester could be the perfect match for you. Huntingdon mainline station with direct access to London is located within cycling distance of Godmanchester as are main road links such as the A1 and A14. The town has a long and rich history dating back to the Roman era and it is believed to have been occupied continuously for well over 2,000 years. The River Great Ouse runs through its centre which is characterised by the impressive Chinese bridge landmark that was originally built in 1827. There are some lovely scenic locations to explore in and around Godmanchester. At the end of Cow Lane, you'll find Godmanchester Nature Reserve that covers 59 hectares and sits just to the south of the River Great Ouse. It features four lakes and plenty of grassland with lots of habitat for a variety of wildlife. Godmanchester Riverside is another beautiful spot that has play parks for children and a ferry that travels to and from Brampton Mill, and you can visit the largest wild meadow in England at Portholme. Godmanchester offers an abundance of social events for families of all ages. Whether you are looking at joining in on annual events such as Godmanchester Gala Day, Picnic in the Park, Easter Egg Hunts & Scarecrow Competitions, there is something for everyone. There's a dentist, doctors and a chemist all nearby too. Pop along to The Exhibition pub and restaurant in town which has a wonderful outdoor garden that is perfect for the summer and an open fire indoors for late autumn and winter. Other pubs of note include The Royal Oak which offers a riverside setting and The White Hart which features a 15th century bar, an outdoor garden area and serves up traditional pub food. Other options for eating out in Godmanchester include the local Chinese or Indian restaurants.





GROUND FLOOR
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 446 sq.ft. (41.4 sq.m.) approx.
Made with Metropix ©2023

FAQs

Tenure: Leasehold
Length of Lease: 89 years left out of 188 year lease
Ground Rent: £10pa, reviewed annually
Maintenance: £712.10pa, reviewed annually (includes buildings insurance)
Water Meter: Yes
Council Tax Band: A
Vendors Onward Movements: Upsizing locally (chain complete)
What3Words Location: [///grounded.plankton.trifle](https://grounded.plankton.trifle)

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 63 | 74 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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