

KATY POORE

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**exp** UK

Property Information Report

# St. Anns Lane

Godmanchester, Huntingdon, PE29

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Report compiled

10th July 2024

# Your Property

## St. Anns Lane

Godmanchester, Huntingdon, PE29



### Property Details

Type of Home Flats/Maisonettes

Tenure Leasehold

Number of Bedrooms 1  
*Actual*

Lease Term 99 Years Start Date 1st Sep 1986

Time Remaining 61 Years End Date 1st Sep 2085

Title Number CB89482

Local Authority Huntingdonshire

Constituency -

Ward Godmanchester & Hemingford Abbots

Energy Performance C

Council Tax Band A

Current Annual Charge – £1,461\*

\* May vary slightly for local parish council differences

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### Mobile Coverage

EE Okay O2 Okay

Three Okay Vodafone Okay

### Estimated Broadband Speeds

7Mb Basic 70Mb Superfast

70Mb Overall

### Flood Risk

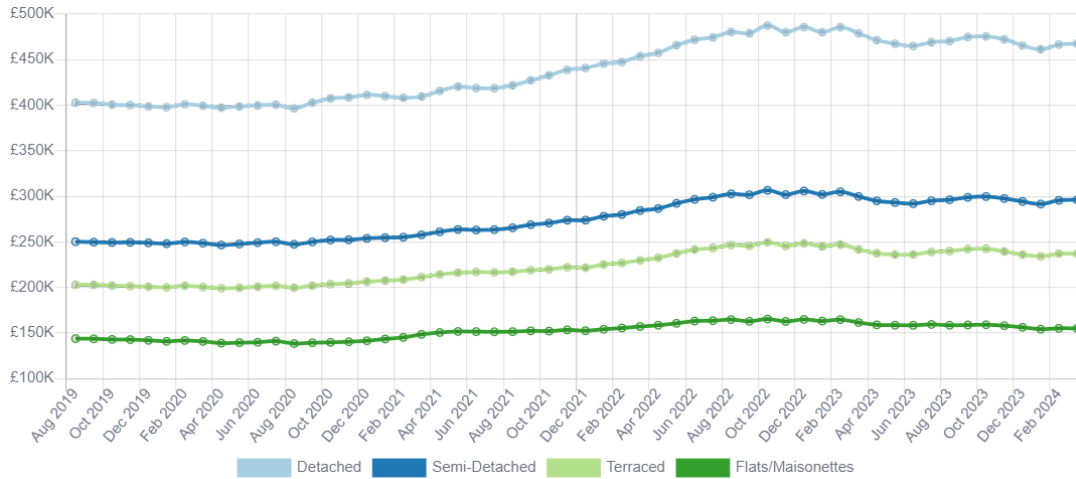
**Very Low** – Each year, there is a chance of flooding of less than 1 in 1000 (0.1%)

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# Your Area

## Average House Prices in the Huntingdonshire Local Authority

Since Last Sale in 2019



**£143,752**

Average price for a Flats/Maisonettes property in PE29

**3,306**

Number of Flats/Maisonettes properties in PE29

**£301,022**

Average price for a Flats/Maisonettes property in England

**£45,747** ↑ 18%

Average Price Change since 2019

**£13,565** ↑ 9%

Flats/Maisonettes Price Change

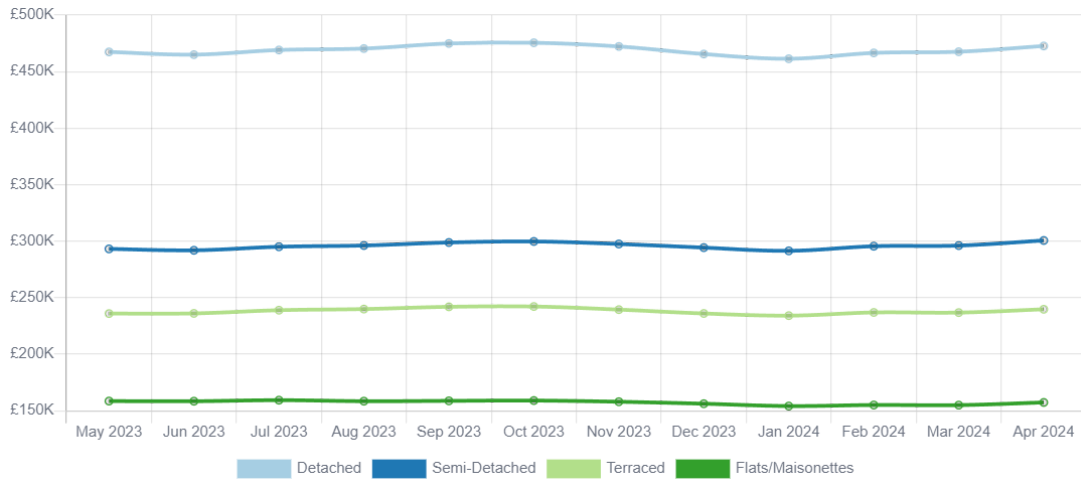
**476**

Number of Flats/Maisonettes Transactions

# Your Area

## Average House Prices in the Huntingdonshire Local Authority

Last 12 Months



**£302,508**

Average price for property in PE29

**15,708**

Number of properties in PE29

**£382,414**

Average price for a property in England

**£2,282** ↑ 1%

Average Price Change  
Last 12 Months

**£1,541** ↓ 1%


Flats/Maisonettes Price Change  
Last 12 Months

**48**

Number of Flats/Maisonettes  
Transactions  
Last 12 Months

# Local Sales Activity

ON MARKET 2 MONTHS



Godmanchester **£120,000**  
Offers over

📏 0.38 km 🏠 1 🏠 Flats/Maisonettes


ON MARKET 1 MONTH



The Chestnuts **£90,000**  
Offers over

📏 0.38 km 🏠 1 🏠 Flats/Maisonettes

ON MARKET 4 MONTHS




West Street **£115,000**  
Offers over

📏 0.38 km 🏠 1 🏠 Flats/Maisonettes

LISTED 1 WEEK AGO

SOLD STC



West Street **£140,000**  
Offers over

📏 0.39 km 🏠 2 🏠 Flats/Maisonettes

ON MARKET 1 MONTH



Post Street **£300,000**  
Offers over

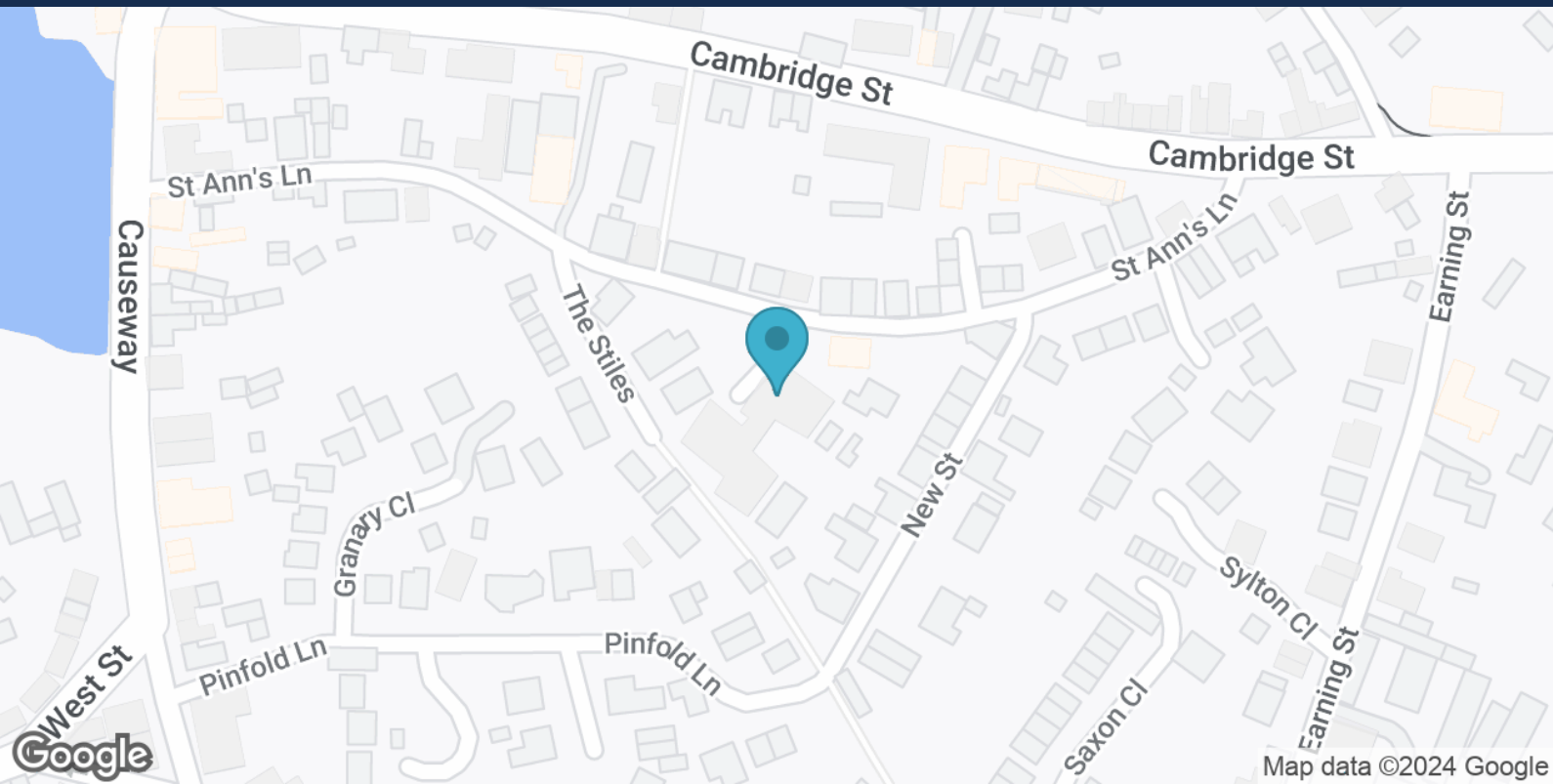
📏 0.43 km 🏠 2 🏠 Flats/Maisonettes

# Nearby Schools



NAME	POSTCODE	EDUCATION LEVEL	DISTANCE	RATING
<b>A</b> Godmanchester Bridge Academy	PE29 2NL	Primary	0.43 km	Good
<b>B</b> Godmanchester Community Academy	PE29 2AG	Primary	0.43 km	Good
<b>C</b> St Anne's CofE Primary School	PE29 2WW	Primary	0.62 km	Good
<b>D</b> Hartford Infant and Preschool	PE29 1UL	Nursery, Primary	2.06 km	Not rated
<b>E</b> Hartford Junior School	PE29 1UL	Primary	2.08 km	Good

# Transport Links



## Nearest Motorway Junction \*

NAME	DISTANCE
J13 of A1(M)	7.46 km

## Nearest Train Station \*

NAME	DISTANCE
Huntingdon Rail Station	1.78 km

## Nearby Airports \*

NAME	DISTANCE
Cambridge Airport	26.47 km

\*Details provided by Department for Transport

# Your Agent

## Katy Poore

Owner

### Email Address

[katy.poore@exp.uk.com](mailto:katy.poore@exp.uk.com)

### Mobile Number

07930019620

### Office

99 Needingworth Road

St. Ives  
PE27 5JZ

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## About Katy Poore

I've been in estate agency for nearly 20 years in the lovely town of St Ives and local villages.

With a humble approach and a focus on integrity, I've built a reputation for delivering great results for my clients.

Feel free to reach out anytime – I'm just a phone call (text or whatsapp whatever you prefer) away and always happy to help!

**KATY POORE**



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