



The Holme Post Street, Godmanchester Huntingdon
£325,000 Leasehold

**Sharman
Quinney**

Key Features

2 2 E TAX D



250 Years remaining as of 01 Jan 1986

£Ask Agent Ground Rent pcm

Review due: Ask Agent

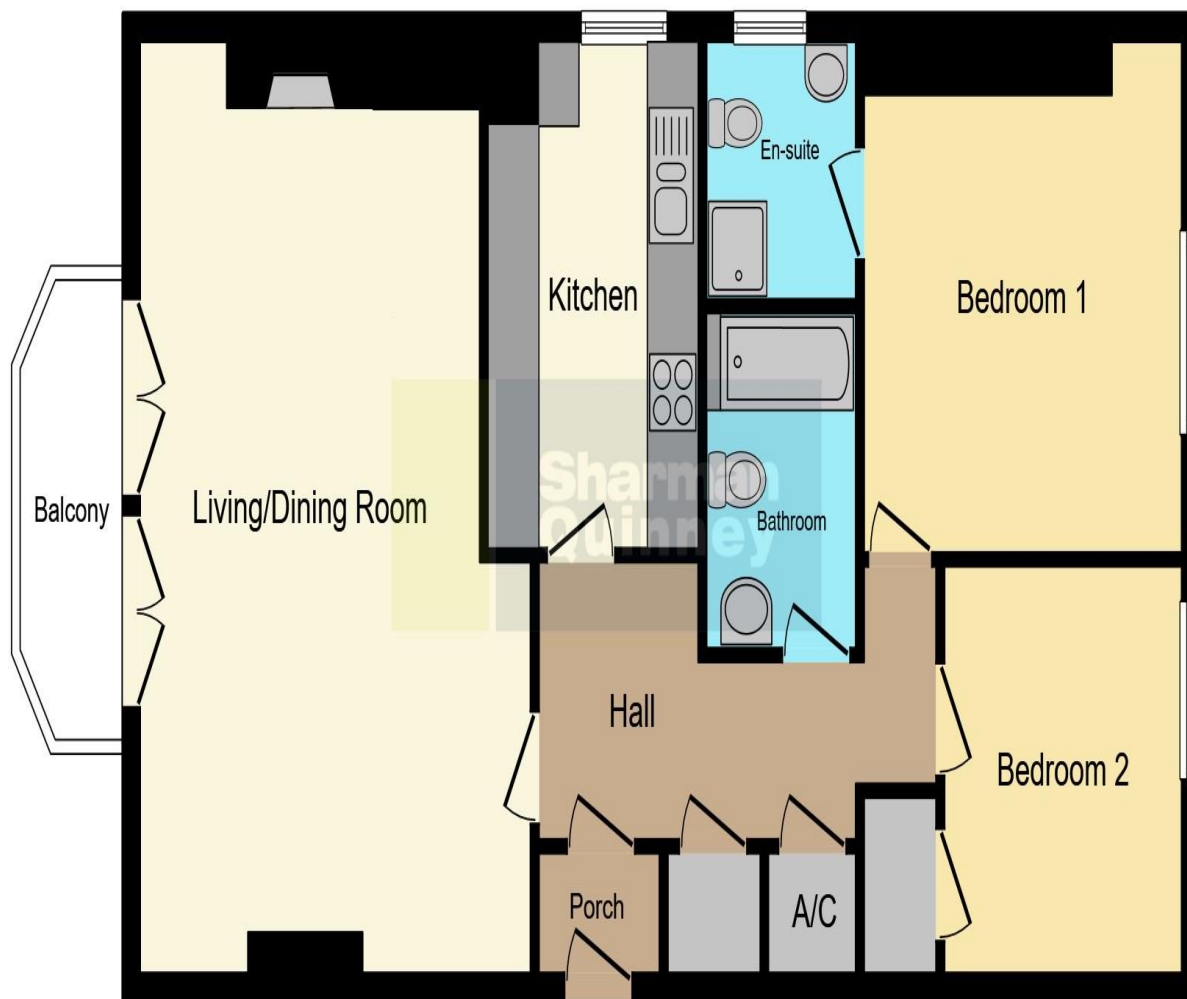
£250.00 Service Charge pcm

Review due: 01/2025

- No Onward Chain
- Village centre location and 1.2 miles from Huntingdon Rail Station.
- Balcony overlooking the River Ouse and private gardens
- Right to moor
- Optional tenant in Situ

Don't miss out on the opportunity to view this unique property located in the heart of Godmanchester. Upon entrance there is a porch, and leading from this is a spacious hallway with ample storage. To the left is an open plan living/dining room with two sets of double doors leading to the balcony, providing plenty of natural light and a private space to enjoy the outdoors.





The next room is the kitchen, which contains an electric cooker, fridge freezer, dishwasher and washer dryer. The master suite provides plenty of space and an en-suite with a shower. The property also consists of a second bedroom with integrated storage and a family bathroom. The condominium features high ceilings throughout and an abundance of natural light. On the grounds there is one allocated parking space, private rear gardens and a right to moor on the river Ouse which runs along the bottom of the gardens. Additional storage is located in the hallway by the entrance to the flat. There is an opportunity to purchase this property as an investment opportunity with a tenant in situ. Call today to arrange a viewing.

Porch

Entrance Hall

Living Dining room - 15'16" x 20'6" max

Kitchen - 8'1" x 11'8" max

Bedroom 1 - 12'3" x 11'9"

Ensuite - 5'8"

Bedroom 2 - 9'1" x 9'5"

Family Bathroom - 5'8" x 7'8"

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property call Sharman Quinney on:
01480 271214

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 01480 271214

 Unit 3 King James Retail Centre Ermine Street,
Godmanchester, HUNTINGDON, Cambridgeshire,
PE29 2PA
 godmanchester@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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