



Post Street, Godmanchester, Huntingdon
OIEO £275,000 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 - Boat Mooring Spot
- 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.





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

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 with no added ground rent. Additional storage is located in the hallway by the entrance to the flat. The vendor has specified that the appliances and the mirror seen in the photos will be included in the price of the property. There is an opportunity to purchase this property as an investment opportunity with a tenant in situ. Option to extend the lease of the property, ask agent for details. 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"

To view this property call Sharman Quinney on:
01480 271214

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Contact us to arrange a **FREE** home valuation.

 01480 271214

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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.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: GDM100272 - 0009

