

Post Street, Godmanchester, Huntingdon OIEO £275,000 Leasehold



Key Features

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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

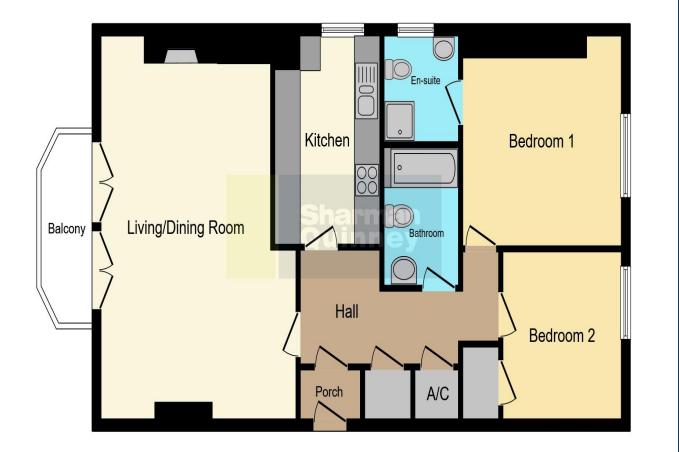
- Village Centre Location and 1.2 miles from Huntingdon Rail Station.
- Balcony Overlooking The River Ouse and Private Gardens
- Right To Moor Boat Mooring Spot
- Optional Tenant In Situ

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**

Selling your property?

Contact us to arrange a FREE home valuation.



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SCAN ME



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