



Riverside Mill, Bridge Place, Godmanchester, Huntingdon
£170,000 Leasehold

**Sharman
Quinney**

Key Features



999 Years remaining as of 25 Dec 1983

£Ask Agent Ground Rent pcm

Review due: Ask Agent

£1200.00 Service Charge pcm

Review due: Ask Agent

- Ideal First Time Purchase
- River Views
- Investment Opportunity
- 2nd Floor Apartment
- Town Location

Kitchen

3.19m x 3.17m (10'6" x 10'5")

Range of matching wall and base units with work surfaces over, stainless steel sink and drainer, freestanding oven and hob. Slanted roof to rear with fitted window.

Bathroom

2.11m x 1.87m (6'11" x 6'2")

The bathroom consists of a shower unit, WC and wash basin.



Lounge

5.18m x 3.73m (17'0" x 12'3")

Spacious lounge, laid to hardwood flooring. Slanted roof to rear with fitted window. Stairs leading to first floor.

Bedroom 1

3.51m x 3.65m (11'6" x 12'0")

Double bedroom, laid to carpet with slanted roof and window to rear.

Bedroom 2

2.72m x 2.56m (8'11" x 8'5")

Single bedroom, laid to carpet with storage and window to rear.

Tenure

Leasehold, approximately 956 years remaining.

Investment Information

The property is currently rented out and is making £850 PCM. The property can be sold with vacant possession if preferred. Please contact the office for further information.

To view this property call Sharman Quinney on:
01480 271214

Selling your property?

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: GDM100584 - 0001

