



Bascraft Way, Godmanchester, HUNTINGDON  
**£160,000 Leasehold**

**Sharman  
Quinney**



# Key Features

 1  1  D  A



125 Years remaining as of 31 Aug 1995

£10.00 Ground Rent pa

Review due: Ask Agent

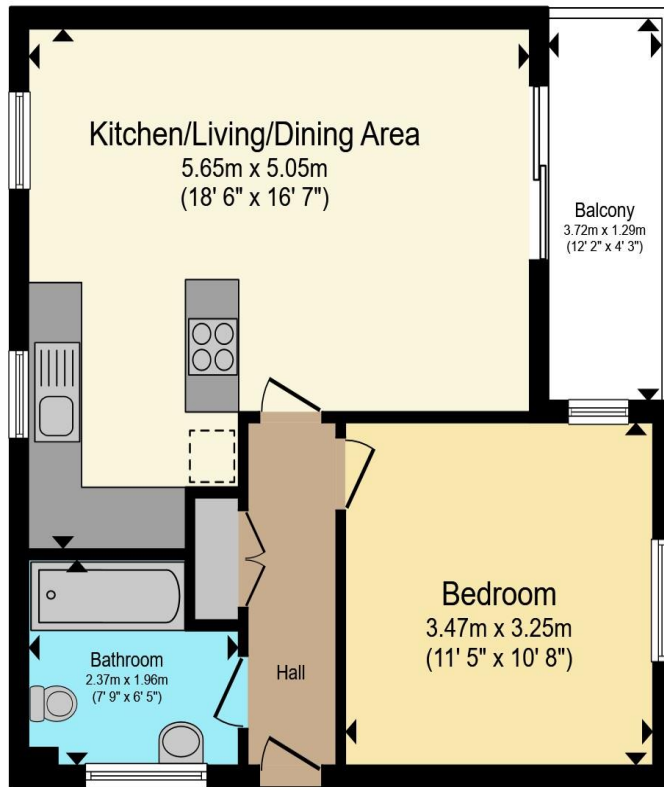
£886.99 Service Charge pa

Review due: 03/2026

- Top Floor Flat in Quiet Residential Location
- Spacious Double Bedroom with ample natural light
- Bright and airy Living Room with open plan layout
- Modern fitted Kitchen with integrated appliances
- Allocated Off Road Parking and ample Visitor Parking

Situated in the popular riverside town of Godmanchester, this well-presented one-bedroom top floor flat offers modern living in a convenient location. Perfect for first-time buyers, downsizers, or investors, the property combines comfort with practicality and is ready to move straight into.





Total floor area 45.0 m<sup>2</sup> (485 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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The property comprises of the below

Entrance Hall

Airing cupboard

Open Plan Kitchen / Living / Dining Area - 5.00m  
x 2.31m (16'5" x 7'7").  
Balcony

Bedroom 3.48m x 3.25m (11'5" x 10'8").

Bathroom

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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 [www.sharmanquinney.co.uk](http://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.

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: GDM100709 - 0001

