



24 Woodley Court, Godmanchester
Cambridgeshire. PE29 2NY

Asking Price
£75,000

Located at the back of Woodley Court on the first floor, close to the river and the towns amenities. This flat for the over 60's has a lounge/dining room, a bedroom, a bathroom and kitchen. Within the building is a communal sitting room & laundry room and outside is a communal courtyard garden & parking.

Ideal 'Buy to Let' opportunity with a good tenant in situ with an AST and faultless payment record who would like to stay for the foreseeable currently paying £565pcm.

Full property description

There are stairs and a lift to the first floor. The corridor leads to this flat's own front door and into a entrance hall with doors to a storage cupboard, airing cupboard, the bathroom, sitting room and bedroom.

Lounge/Dining Room - 4.18m x 3.19m (13'9 x 10'1)

uPVC double glazed window to the front, an electric radiator and an opening through to the kitchen.

Kitchen - 2.18m x 1.79m (7'1 x 5'8)

Fitted with base, wall & drawer units, a sink & drainer, a fridge/freezer and an electric oven, grill & hob.

Bedroom - 3.25m x 2.72m (10'5 x 9'3)

uPVC double glazed window to the front and side, an electric radiator and built in wardrobe.

Bathroom

uPVC window to the side, electric radiator, bath with shower over, WC & wash basin

Outside

Woodley court has residents parking to the front and a communal courtyard garden to the rear.

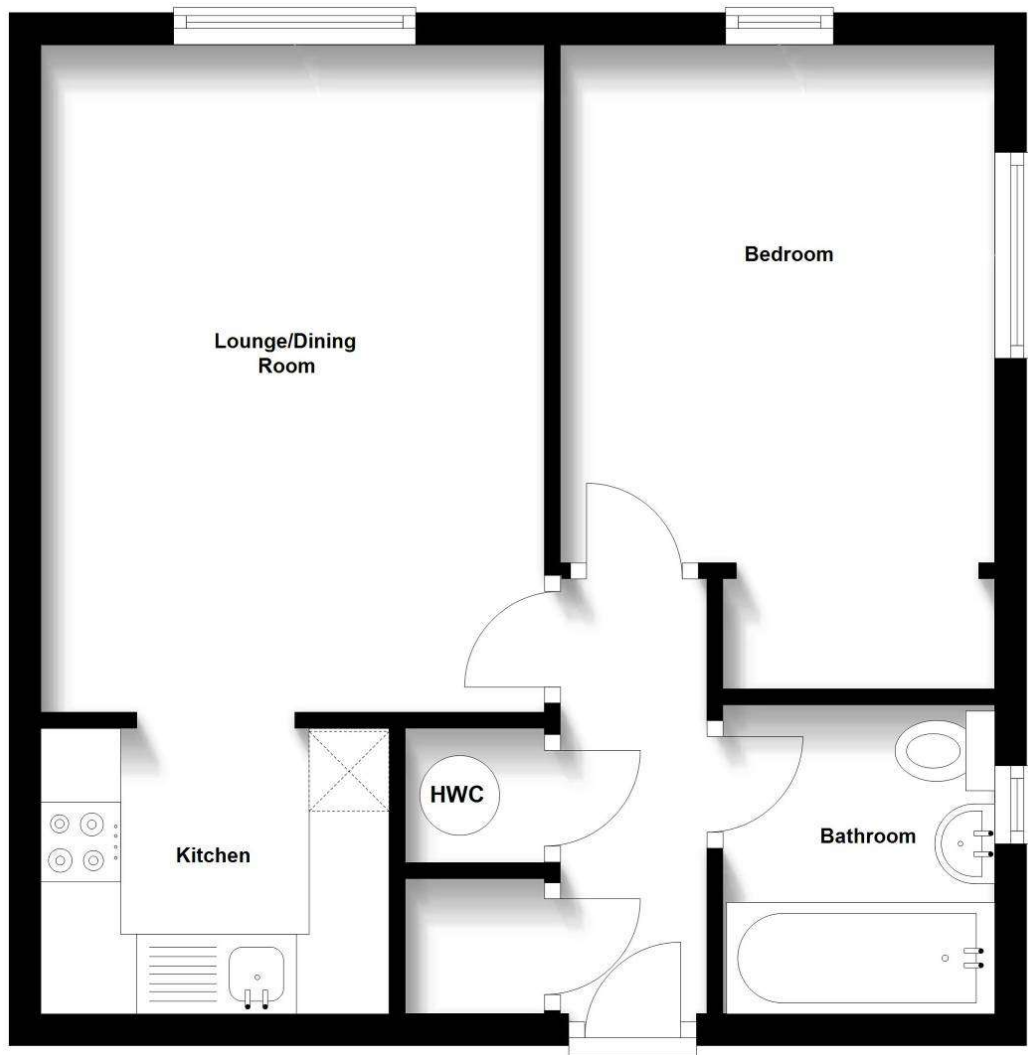
Agents Notes

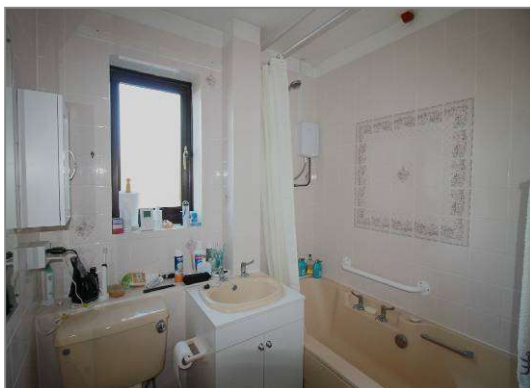
The heating in this flat has been upgraded from Night Storage Heaters to Fischer Electric Radiators with thermostats.

This property is leasehold with a 99 year lease starting in 1987.

The ground rent & service charge total approx. £1660 a year.

Floor Plan





Energy Performance Certificate



The EPC for this property can be requested directly from us or it can be viewed once completed from the Energy Performance Certificate register www.epcregister.com

IMPORTANT NOTICE: These particulars are intended only as a guide to the property. They do not form part of any sale contract and although believed to be correct they may be inaccurate in important respects including dimensions and/or other measurements relating to the size of rooms, buildings and any garden or land. The floorplans should only be viewed in conjunction with the sales particulars; they are for indicative purposes only and are not to scale. Dimensions, walls, windows, doors, fixtures & fittings and their locations are for identification only; they may be inaccurate in important respects and may not be a true representation.