



Ground Floor

Entrance Hall

Store cupboard

First Floor

Lounge/Dining Room  
8.75m (28'8") x 4.08m (13'4")

Balcony

Kitchen  
3.41m (11'2") x 2.69m (8'10")

Bedroom One  
4.15m (13'7") x 3.34m (10'11")

Bedroom Two  
3.41m (11'2") x 2.54m (8'4")

Bedroom Three  
4.15m (13'7") x 2.54m (8'4")

Shower Room

Outside  
The property further benefits from a single garage en bloc and a communal parking area. There is a well-maintained communal garden and a small front garden too.

Further Information  
Tenure: Leasehold  
Length of Lease: 946 years remain  
Annual Management Fee: £1000  
Ground Rent: Included within Management Fee

Review Period: Yearly  
Council Tax: B  
EPC Rating: C

Buyer ID Checks  
To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The cost is £40 + VAT (£48) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete. Our team will guide you through the process when you make an offer on a property.

Disclaimer  
All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

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GUIDE PRICE

**£220,000**

**Old Court Hall**

Godmanchester, Cambridgeshire, PE29 2HN



## PROPERTY SUMMARY

**\*\*GUIDE PRICE £220,000-£230,000\*\*** A well presented first floor maisonette offering in excess of 1100 sq.ft of accommodation and a rarely available garage. An oversized secured entrance hallway benefits from a store cupboard with plumbing connect and stairs lead up to the first floor. A dual aspect 28ft lounge/dining room is the heart of this home, complete with a balcony overlooking the communal garden. A kitchen breakfast room, four piece shower room, two double bedrooms both complete with fitted wardrobes and single bedroom complete the accommodation, alongside a generous landing. Externally, a well maintained communal garden and communal parking area can be found. The property is located within the heart of Godmanchester, a stones throw from local amenities and fantastic road and travel links. A viewing comes highly recommended to truly appreciate this spacious property.

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