Gumcester Way, Godmanchester Huntingdon

£190,000 Leasehold

Sharman Quinney

Key Features

1 1 B A

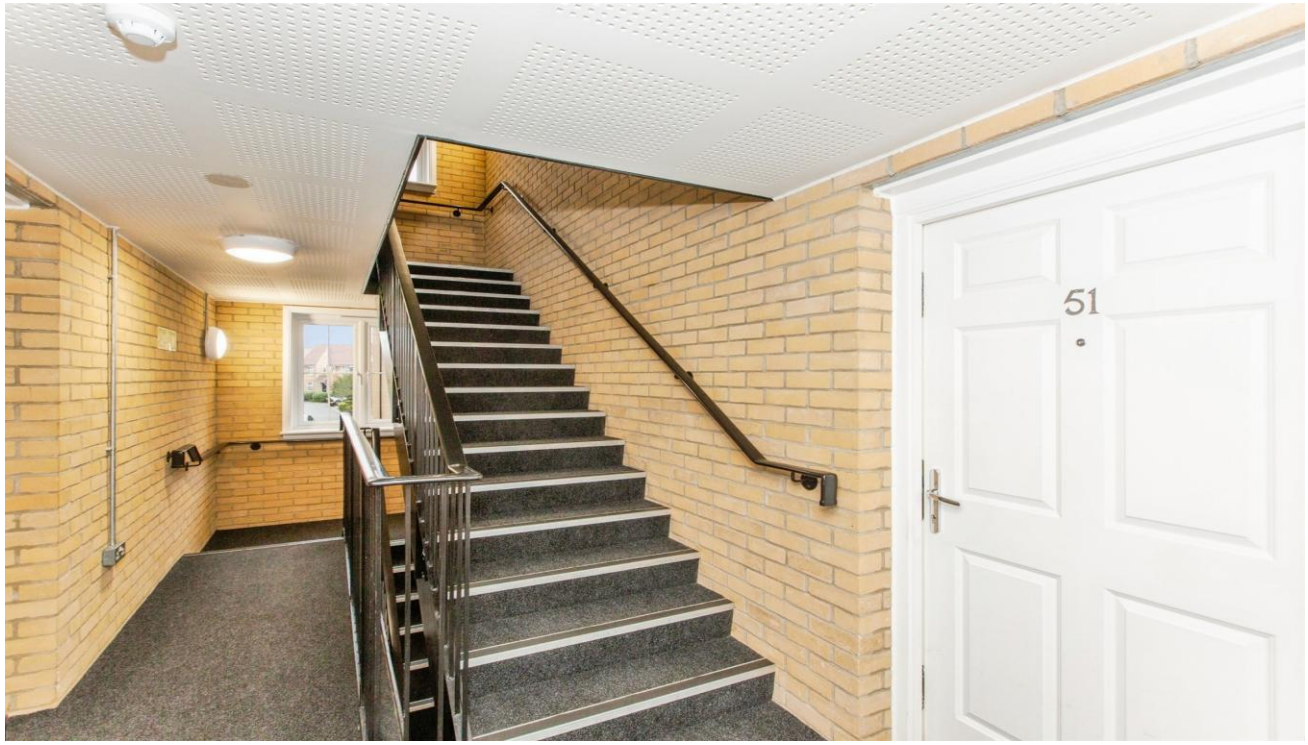
125 Years remaining as of 01 Jan 2020
£4587.00 Ground Rent pcm
Review due: Ask Agent
£1923.12 Service Charge pcm
Review due: 04/2027

- Contemporary One Bedroom Apartment
- Spacious Open-Plan Living Accommodation
- Modern Integrated Kitchen
- Generous Double Bedroom
- Walking Distance to Local Amenities

An excellent opportunity to acquire this beautifully presented one bedroom shared ownership apartment, ideally located within the highly regarded Romans' Edge development in Godmanchester. Offering contemporary, low maintenance living, this attractive home is perfectly suited to first-time buyers, professionals,

or anyone looking to take their first step onto the property ladder.
Thoughtfully designed throughout, the property boasts a bright and spacious open-plan living area, a modern fitted kitchen with integrated appliances, generous storage facilities, and excellent transport links, combining practicality, comfort, and affordability in a sought after location.
The heart of the home is the impressive open plan lounge and dining area, providing a bright and versatile space ideal for both everyday living and entertaining. Large windows allow an abundance of natural light to fill the room, creating a welcoming atmosphere, while the flexible layout offers ample space for relaxing, dining, or working from home.
Open to the living area, the stylish kitchen has been designed with modern living in mind and features a range of fitted units, generous worktop space, and integrated appliances
Both practical and attractive, the kitchen provides everything needed for convenient day-to-day living.
The spacious double bedroom offers a comfortable and tranquil retreat, with plenty of room for wardrobes, bedside furniture, and additional storage solutions.
The contemporary bathroom is fitted with a stylish suite and benefits from built in storage, helping to keep the space organised and clutter free.

Please note that an AML fee is chargeable to the



buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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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SCAN ME

Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. 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: GDM100944 - 0003

The Property Ombudsman