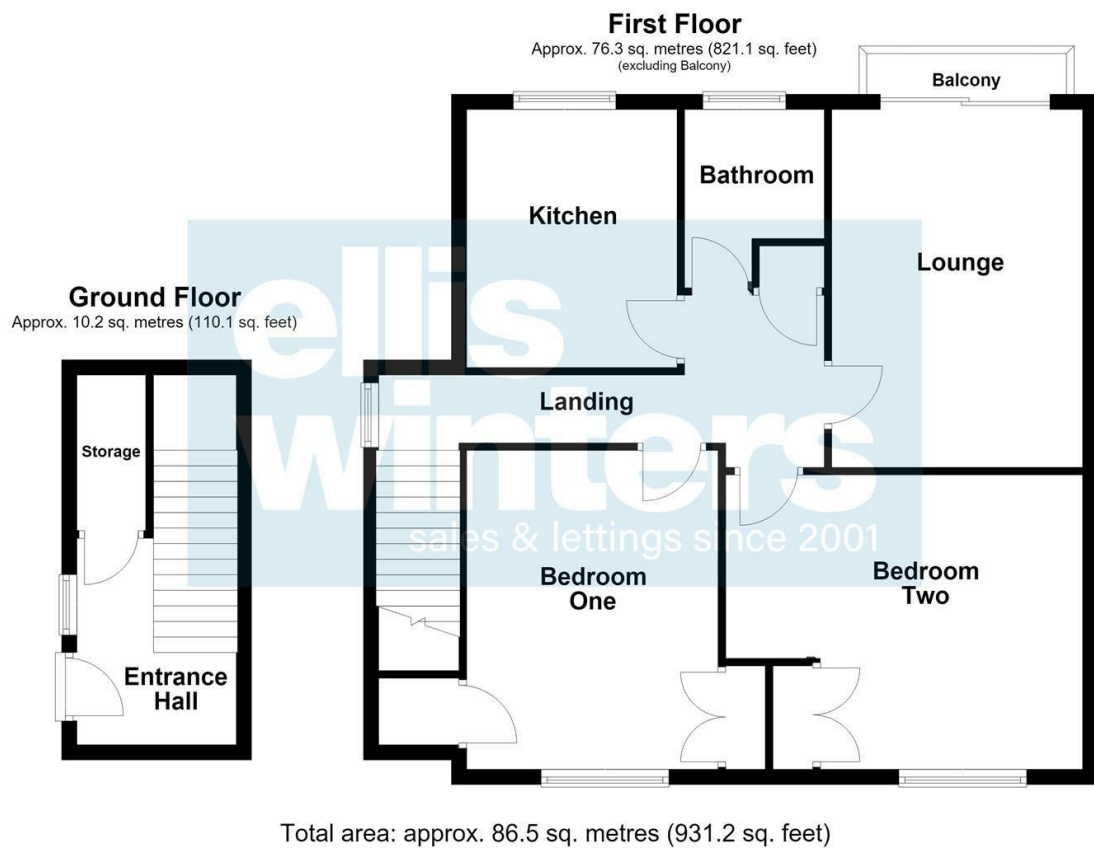




Ground Floor

Entrance Hall

Storage

First Floor

Landing

Lounge
4.72m (15'6") x 3.30m (10'10")

Balcony

Kitchen
3.55m (11'8") x 2.69m (8'10")

Bedroom One
4.20m (13'9") x 3.31m (10'10")

Bedroom Two
4.70m (15'5") max x 3.88m (12'9")

Bathroom

Outside
The property further benefits from a single garage en bloc and a communal parking area. There is a well-maintained communal garden for residents to enjoy too.

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

Management Company: Red Lion Management Limited
Council Tax: B
EPC Rating: C

Agents Note: There is a restriction within the lease that states the property cannot be used as a Buy To Let/ Investment Property.

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 £66.67 plus VAT (£80) 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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£240,000
Old Court Hall
Godmanchester, Huntingdon, PE29 2HN

PROPERTY SUMMARY

A spacious and versatile first floor maisonette situated in the heart of the popular village of Godmanchester, offered with No Onward Chain. The property benefits from a generous entrance hallway with an oversized storage cupboard, and stairs lead up to the main accommodation. The first floor comprises a bright landing leading to a 15ft lounge/dining room with a balcony overlooking the communal garden, a kitchen/breakfast room with space for appliances, three piece bathroom and two double bedrooms both completed with fitted wardrobes. Externally, the property benefits from use of a well kept communal garden, single garage en-bloc and communal parking to the rear. The property is located a stones throw from local amenities to include doctors surgery, shops, schools, riverside walks and fantastic road and travel links and would make an ideal first time or downsize home purchase.

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