



JOSHUA JAMES

ESTATE AGENTS

Innovent House, Mill Street, Gamlingay SG19 3JW

£175,000 Leasehold

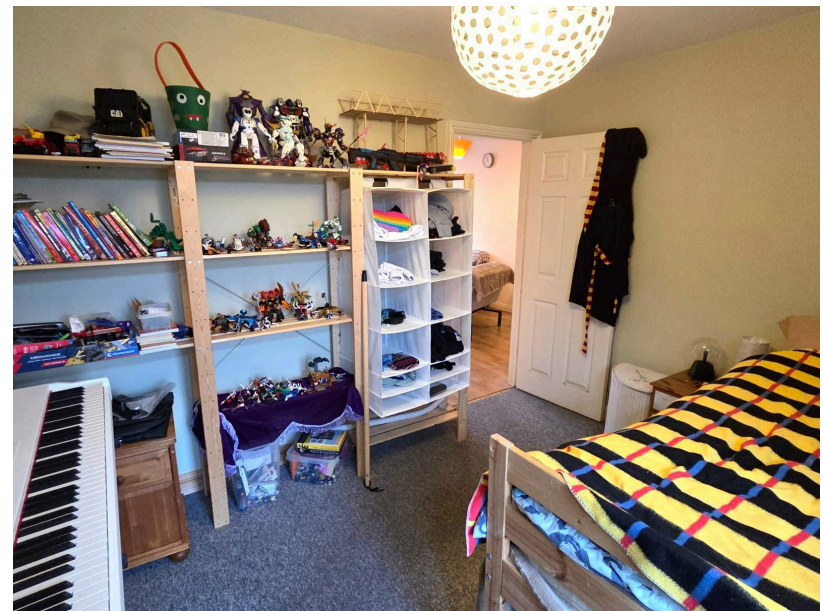
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- Centrally Located Ground Floor Apartment
- Fitted Kitchen / Breakfast Room
- Bathroom with Fitted Shower
- Allocated Parking & Visitor Spaces
- Easy Access to all Local Amenities
- Two Bedrooms
- Spacious Sitting Room
- Upvc Double Glazing & Gas Central Heating
- Ideal First Time / Investment Buy
- Popular Village Location



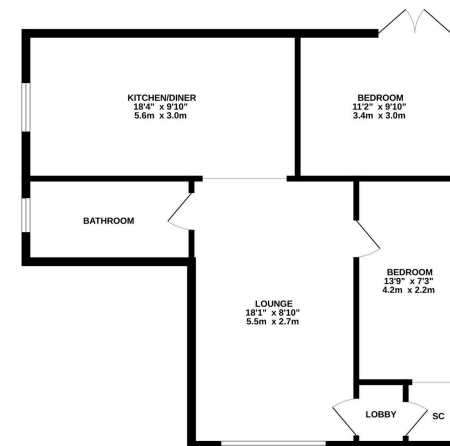
Discover this well-presented two-bedroom ground floor apartment, centrally located in the charming village of Gamlingay within walking distance of all local amenities & schools. Boasting off-street allocated parking, this residence provides a comfortable living space perfect for modern life. This ground floor apartment would make an ideal first time buy or investment purchase.

The accommodation comprises of sitting room, kitchen / breakfast room, two bedrooms & bathroom. The property further benefits from gas central heating & Upvc double glazing.





GROUND FLOOR
686 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA: 686 sq.ft. (63.7 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan, it is not intended to be a precise representation of the actual property. It is recommended that you verify the measurements and details of the property before making any decisions. The floorplan is for information only and does not constitute an offer of any property.



Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	