



Gumcester Way, Godmanchester, Huntingdon  
Offers Over £210,000 **Leasehold**

**Sharman  
Quinney**

# Key Features



999 Years remaining as of 01 Jan 2020

£Ask Agent Ground Rent pcm

Review due: Ask Agent

£200.00 Service Charge pcm

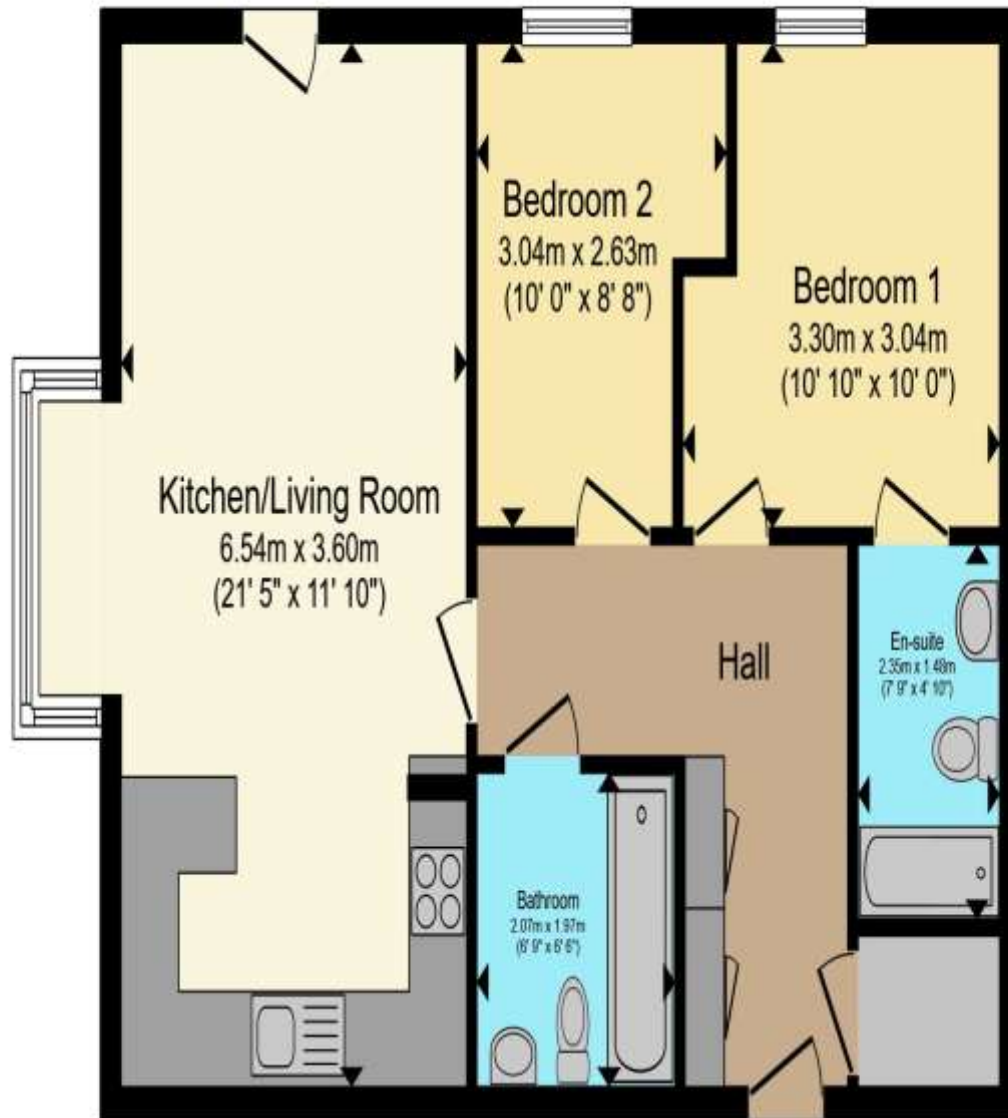
Review due: Ask Agent

- Ground Floor
- Private Entrance
- Car Port
- Close to Local Amenities
- Spacious Bedrooms

This nearly new and generously proportioned ground floor apartment offers modern, low maintenance living in a highly convenient and sought after location within Godmanchester.

Well-presented throughout, the property features a bright and spacious open plan living area, ideal for both relaxing and entertaining, with





Total floor area 61.4 m<sup>2</sup> (661 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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contemporary finishes and ample room for living and dining furniture. The modern kitchen is thoughtfully designed, offering a range of fitted units and integrated appliances.

The well sized bedrooms provide comfortable and versatile accommodation, complemented by a stylish bathroom finished to a high standard. Being nearly new, the apartment benefits from a clean, modern feel with excellent energy efficiency.

Additional advantages include ground floor access, making it ideal for a wide range of buyers, along with a car port for parking and well maintained communal areas.

Positioned close to local amenities, riverside walks and transport links, the property also offers easy access to Huntingdon town centre, the A14 and mainline rail services, making it perfect for commuters, first time buyers or investors alike.

Bedroom 1 - 10'10" x 10'0"  
 Bedroom 2 - 10'0" x 8'8"  
 Kitchen/Living room - 21'5" x 11'10"  
 Bathroom  
 En-Suite

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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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. 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: GDM100846 - 0005

