



12b Old Court Hall, Godmanchester  
Cambridgeshire. PE29 2HS

Asking Price  
offers in excess of £180,000

A first floor apartment in this Grade II Listed period property located right in the heart of Godmanchester. The apartment has its own front door from the street, a kitchen/dining room, two bedrooms and a bathroom.

### Full property description

The front door leads into an entrance lobby with stairs up to an open plan sitting room and kitchen/dining room.

Sitting Room - 5.11m x 3.73m (16'9 x 12'3)

Double glazed sash window to the front, mirrored wall, built in shelving, a radiator, an opening to the kitchen/dining room and doors to the bedrooms.

Kitchen/Dining Room - 4.68m x 3.02m (15'4 x 9'11)

Fitted with a range of base, wall & drawer units with sink & drainer, an integrated oven, grill & hob with extractor hood over, plumbing for a dishwasher, a radiator, a double glazed sash window to the front, a door to the bathroom and a cupboard with plumbing for a washing machine and wall mounted gas central heating boiler.

Bedroom One - 4.62m x 3.04m (15'2 x 9'11)

Window to the rear, a radiator, a built in cupboard and wardrobe.

Bedroom Two - 2.38m x 2.06 (7'10 x 6'9)

Window to the rear and a radiator.

Bathroom

Window to the rear, a bath with shower over, a radiator and a door to the WC.

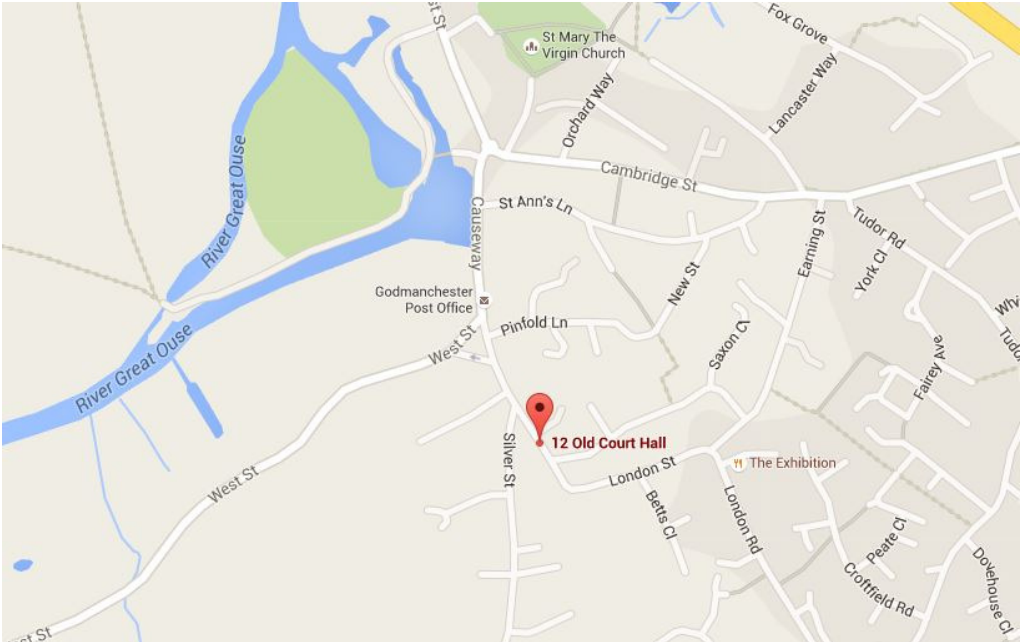
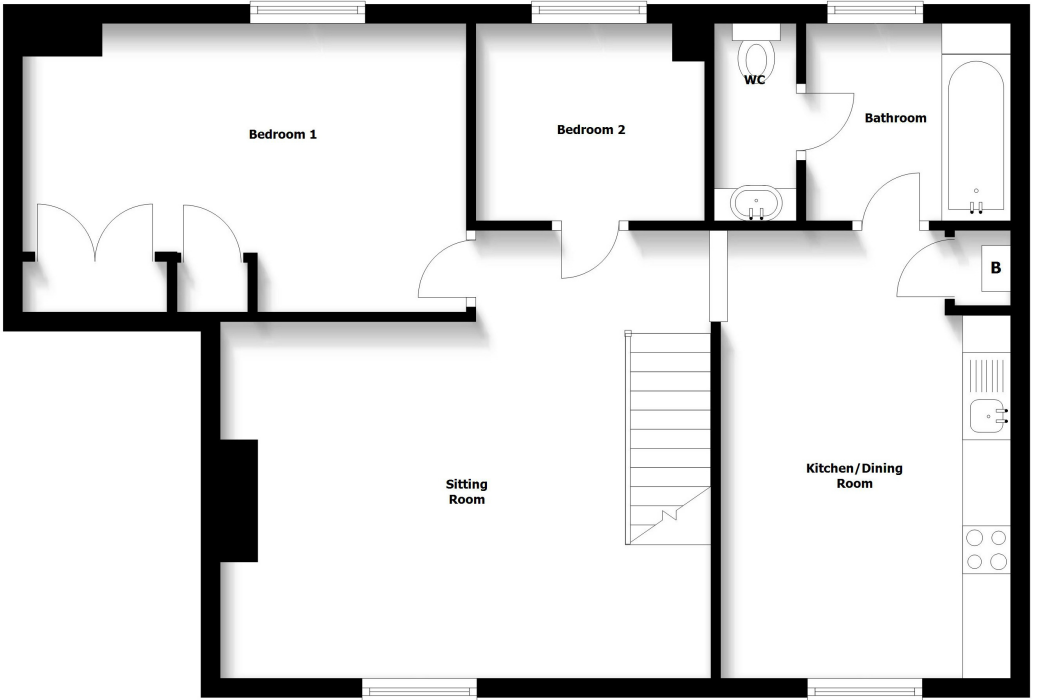
WC

Wash hand basin with cupboard under, a WC, a radiator and an extractor fan.

### Agents Notes

- This property is leasehold. The lease of 125 years starts in 2017.
- The ground rent and service charge is £100pcm and includes buildings insurance, gas & electricity.
- A parking space can be rented at the property for £25pcm.

# Floor Plans





**IMPORTANT NOTICE:** These particulars are intended only as a guide to the property. They do not form part of any sale contract and although believed to be correct they may be inaccurate in important respects including dimensions and/or other measurements relating to the size of rooms, buildings and any garden or land. The floorplans should only be viewed in conjunction with the sales particulars; they are for indicative purposes only and are not to scale. Dimensions, walls, windows, doors, fixtures & fittings and their locations are for identification only; they may be inaccurate in important respects and may not a true representation.