



27 Fairey Avenue, Godmanchester

Guide Price **£150,000**

 **Oliver James**
Property Sales & Lettings



27 Fairey Avenue

Godmanchester, Huntingdon

A bright and well proportioned one bedroom first floor apartment with views over a communal green to front. Walking distance to local shops and no forward chain.

Council Tax band: A

Tenure: Leasehold

- The Gross Internal Floor Area is approximately 461 sq/ft / 42 sq/metres.
- Contemporary shower room.
- EPC: TBC.
- Quick access onto the A14 road network.
- Light and airy living accommodation.
- First flat apartment.
- External storage shed (Please see site plan for the location)
- Popular location close to local amenities and schooling.
- The property is sold with no forward chain.
- One double bedroom.





INTRODUCTION

A well presented two bedroom first floor apartment, ideally situated in an established block of apartments looking over a communal green to the front elevation. The property has light and airy accommodation throughout with a large, dual aspect, living / kitchen area with breakfast bar area - ideal for entertaining. The bedroom is a good size double room with plenty of space for wardrobes and bedroom furniture as well as a shower room with double shower cubicle and modern fixtures and fittings. Externally there are communal gardens as well as an external storage shed.

LOCATION

The idyllic and picturesque village of Godmanchester is situated adjacent to Huntingdon just over the River Ouse - easily within walking distance of the town centre, bus and train station. Within Godmanchester itself there are a number of impressive examples of architecture including the Parish Church, Island Hall and the Chinese Bridge as well as numerous local amenities including public houses, hairdressers, schools and shops as well as countryside walks. Located with catchment areas for St Anne's primary school, Godmanchester Community School and Hinchingsbrooke Secondary School.

GROSS INTERNAL FLOOR AREA

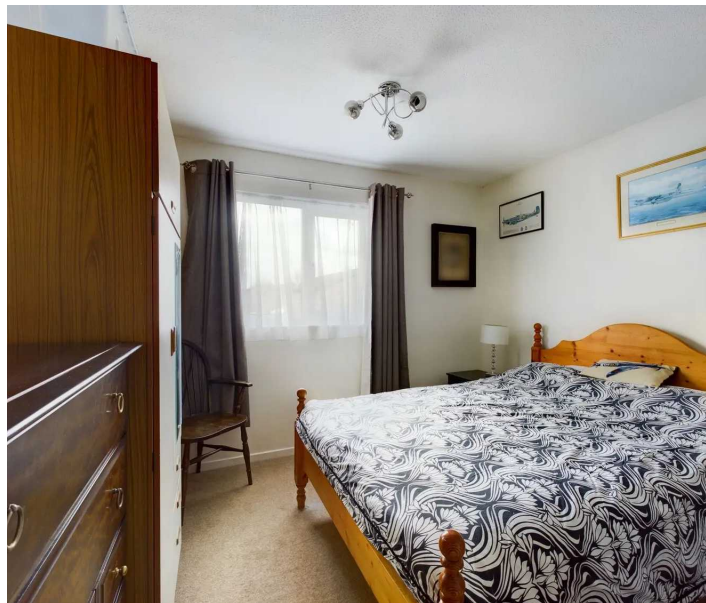
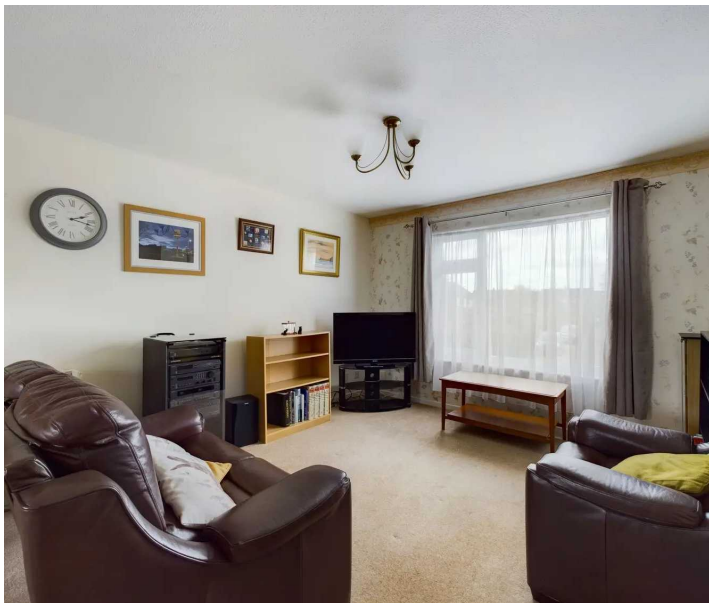
The Gross Internal Floor Area is approximately 461 sq/ft / 42 sq/metres.

ENTRANCE HALL

UPVC door from communal landing to hallway. Inner door to hallway;

HALLWAY

Loft access. Two built-in cupboards, one of which housing the hot water tank.





LIVING AREA

Dimensions: 21' 5" x 11' 8" (6.52m x 3.55m)
(Measurement incorporating kitchen). UPVC window to front elevation. Electric heater. Open to kitchen area with breakfast bar;

KITCHEN AREA

A modern kitchen fitted with a range of wall and base mounted cupboard units with granite effect worksurface and breakfast bar area. UPVC window to rear elevation. Stainless steel sink with drainer. Tiled surrounds. Integrated electric oven and grill and electric hob with extractor hood over. Space for fridge/freezer. Plumbing for washing machine.

BEDROOM

Dimensions: 10' 4" x 10' 2" (3.15m x 3.10m). UPVC window to front elevation. Radiator.

SHOWER ROOM

Dimensions: 6' 8" x 6' 4" (2.03m x 1.93m). Fitted with a modern three piece suite comprising double shower cubicle with tiled surrounds, glass shower screen and electric shower over, low level WC and wash hand basin with vanity cupboard underneath. Obscure UPVC window to rear elevation. Towel rail. Extractor fan.

EXTERNAL

The property benefits from communal gardens, an external storage shed and parking to the rear.

TENURE

The Tenure of the Property is Leasehold, the term being 125 Years From 25 March 1988 with 90 years remaining, the current ground rent being £10 per annum.

SERVICE CHARGE

The current service charge for the property is approximately £900 p/a, inclusive of buildings insurance.





COUNCIL TAX

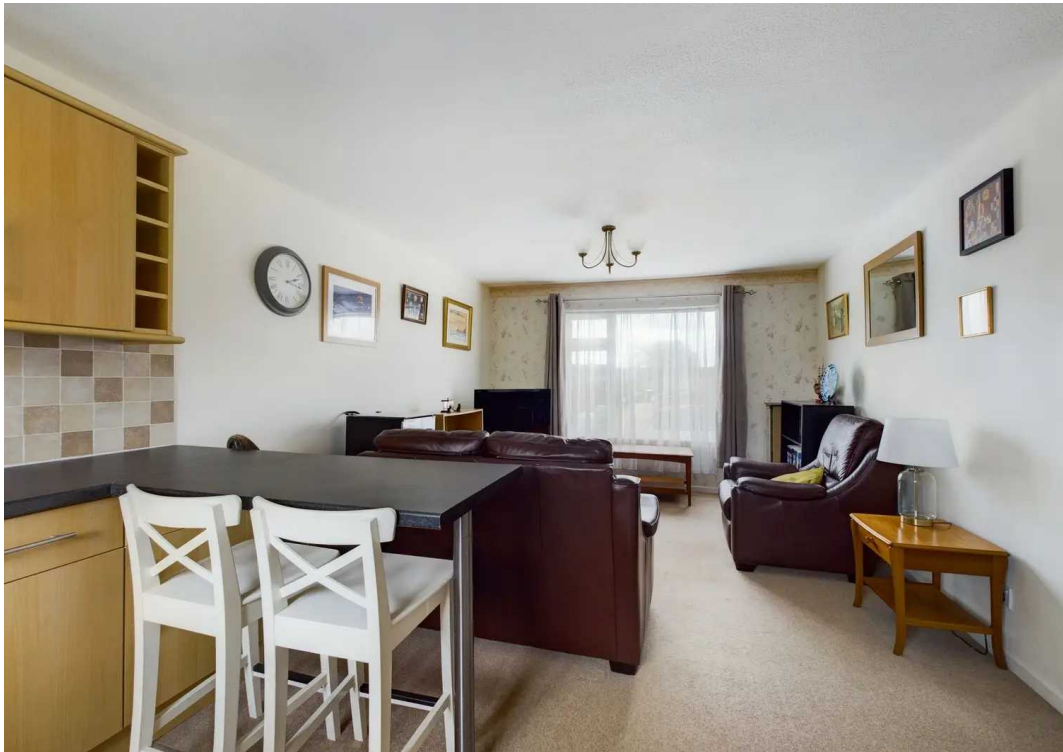
The Council Tax Band for the Property is A.

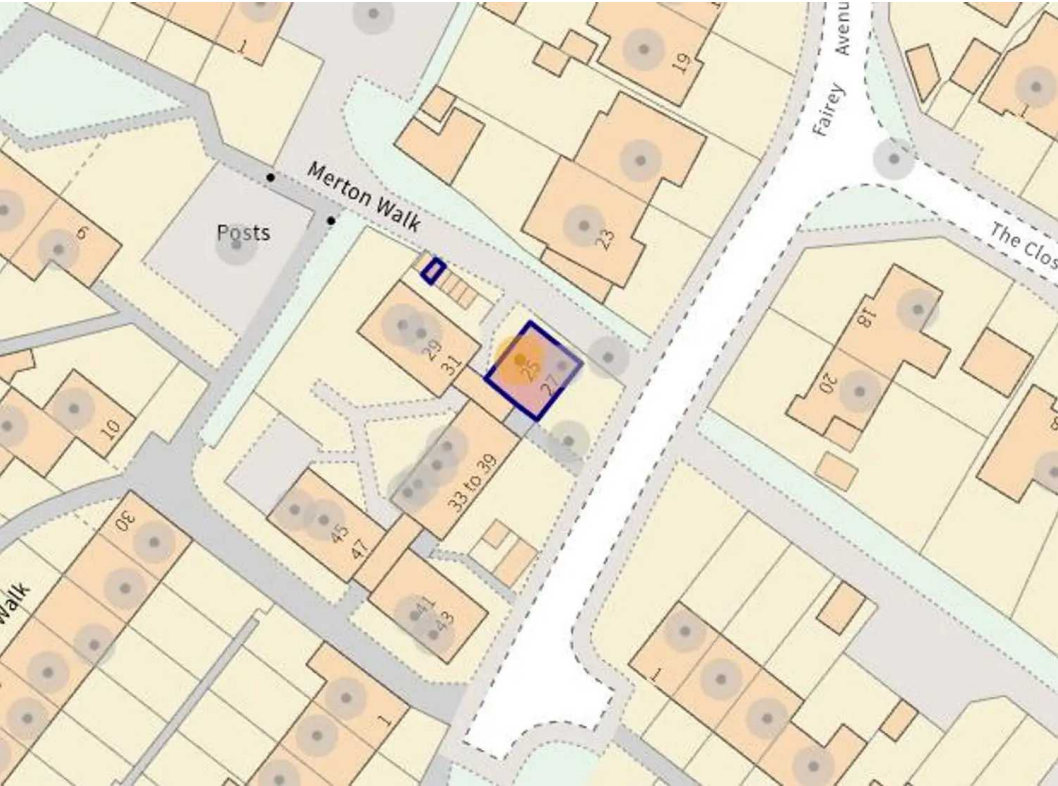
AGENTS NOTES

These particulars whilst believed to be correct at time of publishing should be used as a guide only. The measurements taken are approximate and supplied as a general guidance to the dimensions, exact measurements should be taken before any furniture or fixtures are purchased. Please note that Oliver James Property Sales and Lettings has not tested the services or any of the appliances at the property and as such we recommend that any interested parties arrange their own survey prior to completing a purchase.

MONEY LAUNDERING REGULATIONS

In order to progress a sale, Oliver James will require proof of identity, address and finance. This can be provided by means of passport or photo driving licence along with a current utility bill or Inland Revenue correspondence. This is necessary for each party in joint purchases and is required by Oliver James to satisfy laws on Money Laundering.







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