



53 Roman Way, Godmanchester

£185,000

 **Oliver James**  
Property Sales & Lettings



## 53 Roman Way

Godmanchester, Huntingdon

A modern light and airy maisonette with communal gardens, two double bedrooms and parking. Situated in a popular setting with no forward chain.

Council Tax band: B

Tenure: Leasehold

- First Floor Maisonette.
- Excellent Access to Transport Links.
- 18 Miles from Cambridge City Centre.
- 2 Miles from Huntingdon Train Station - Kings Cross reachable in 50 Minutes.
- Situated Within Walking Distance of Local Amenities.
- Highly Sought After Location.
- Ideal Investment Opportunity with a Monthly Rental Yield of £695.
- Allocated Parking.
- No Forward Chain Modern.
- EPC: D



## INTRODUCTION

Benefitting from No Onward Chain, tucked away in a central position, this two bedroom first floor maisonette benefits from two double bedrooms, bathroom with shower over bath and an allocated parking space. The property further offers UPVC double glazing throughout and gas central heating. With a modern kitchen and airy living area.

## 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.

## GROSS INTERNAL FLOOR AREA

The gross internal floor area measures approximately 701 sq/ft (65 sq/meters).

## HALLWAY

UPVC front door, stairs to first floor.

## LANDING

UPVC window to rear elevation, wood effect laminate flooring, storage cupboard housing hot water cylinder, dressing room cupboard.

## LIVING ROOM

Dimensions: 12' 10" x 13' 1" (3.91m x 3.98m). Carpet flooring, UPVC window to rear elevation. Radiator.





#### **KITCHEN**

Dimensions: 12' 10" x 7' 3" (3.91m x 2.21m). Tile effect vinyl flooring, range of base and wall units with work surface over, integrated electric oven with four ring gas hob and extractor hood. one and a half bowl sink with mixer tap. Wall mounted, gas fired combination boiler.

#### **PRINCIPAL BEDROOM**

Dimensions: 13' 9" x 9' 6" (4.19m x 2.89m). Carpet, UPVC window to front elevation, radiator.

#### **BEDROOM TWO**

Dimensions: 7' 8" x 10' 10" (2.34m x 3.30m). Carpet flooring, UPVC window to rear elevation. Radiator.

#### **BATHROOM**

Fitted with a three piece suite comprising a low level WC, side panelled bath with shower over, and pedestal hand wash basin. Tiled surrounds and tile effect vinyl flooring, obscured UPVC window to rear elevation.

#### **EXTERNAL**

The property benefits from the use of a communal garden at the back of the property primarily laid to lawn, and an allocated parking space.

#### **TENURE**

The Tenure of the property is Leasehold, the lease has just been extended to 171 years by the current owner and is currently just awaiting registration by the land registry, which will be expedited at the point of a sale being agreed. The Ground Rent being £150 per annum.

#### **SERVICE CHARGE**

The ground rent and service charge combined is approximately £400 p/a.

#### **COUNCIL TAX**

Council Tax Band B approximately £1533.77 p/a





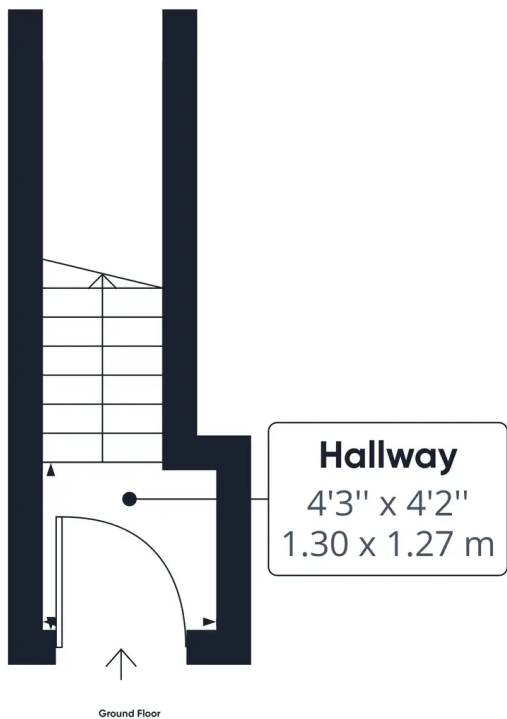
#### **AGENTS NOTES**

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.

#### **ANTI-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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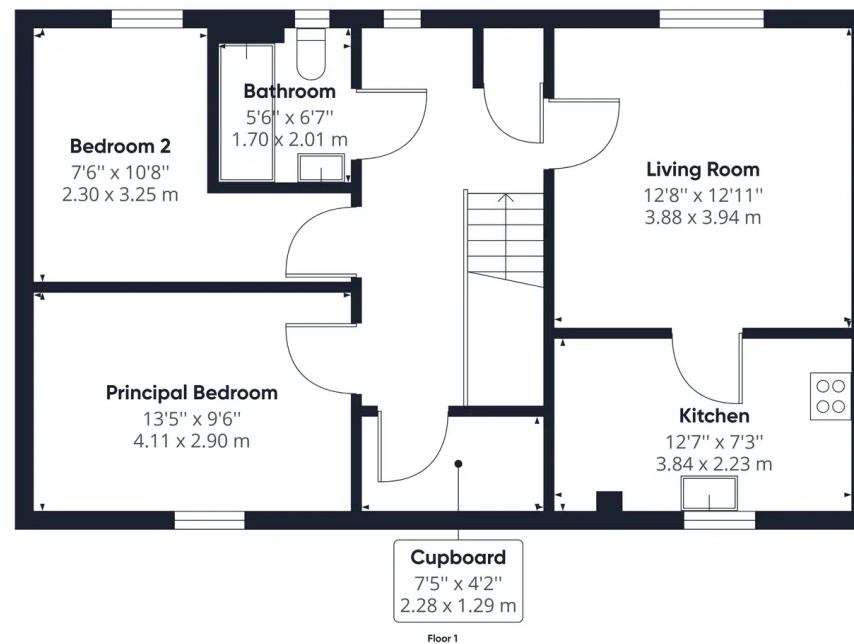
Approximate total area<sup>(1)</sup>

48.94 ft<sup>2</sup>  
4.55 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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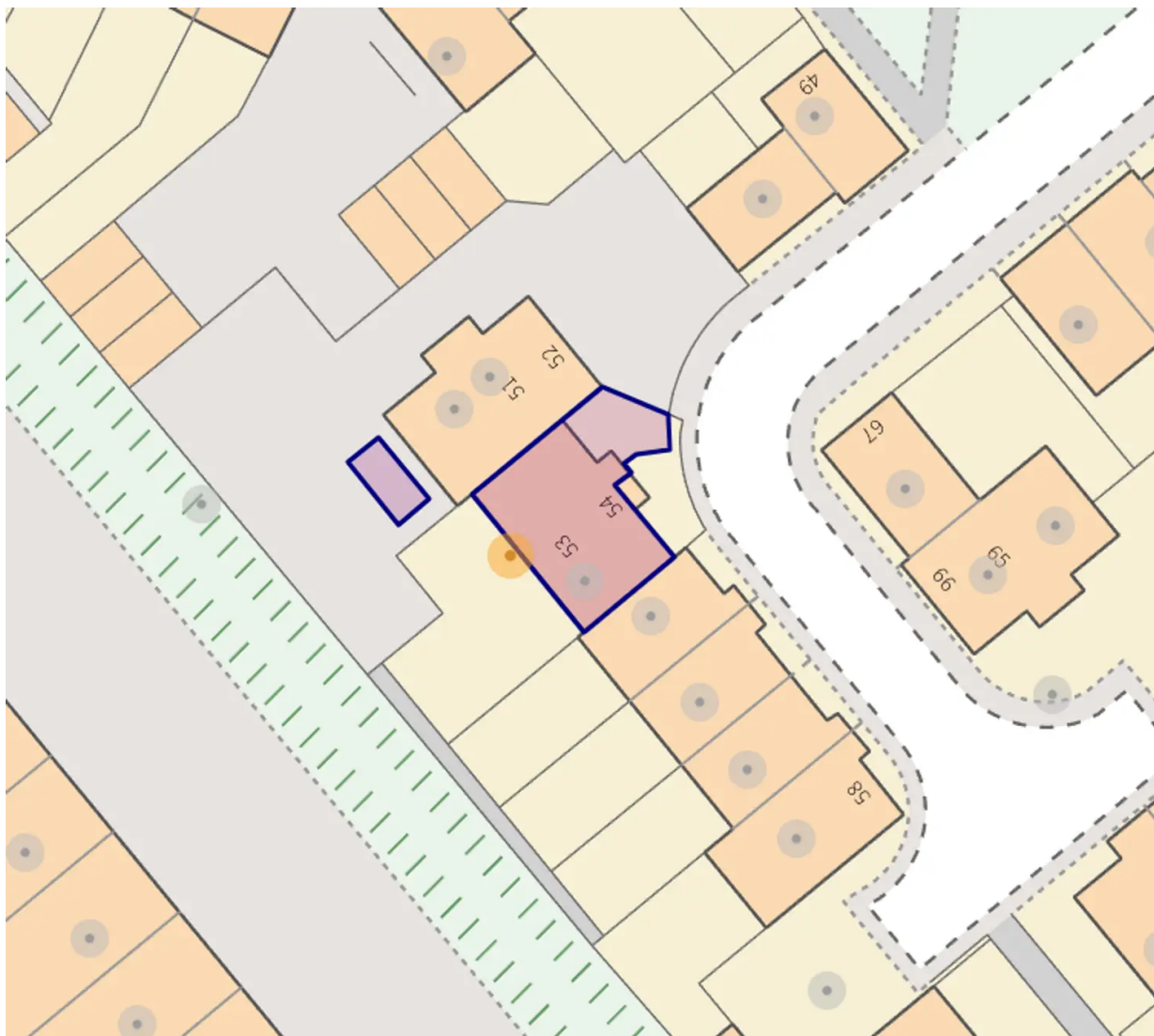
Approximate total area<sup>(1)</sup>

652.64 ft<sup>2</sup>  
60.63 m<sup>2</sup>

(1) Excluding balconies and terraces

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