



Flat 29, The Chestnuts West Street, Godmanchester
£122,500

 **Oliver James**
Property Sales & Lettings



Flat 29

The Chestnuts West Street, Huntingdon

A first floor, well presented, one double bedroom retirement apartment situated within the picturesque, riverside, town of Godmanchester. Council Tax band: B

Tenure: Leasehold

- First floor retirement apartment.
- One double bedroom with a built-in wardrobe.
- A peaceful over 55's development.
- Beautifully manicured communal grounds leading to the river front.
- Walking distance to local shops & bus stops.
- A communal lounge and library.
- On site parking available.
- A well appointed kitchen and modern shower room.
- Lovely light, south / easterly facing orientation.
- EPC: C.





INTRODUCTION

A well proportioned one bedroom retirement apartment ideally located within Godmanchester, close to local amenities, shops and transport links. The property is south / east facing with views over the rooftops of Godmanchester and has well appointed and presented accommodation throughout. There is a lovely sense of community within the development, with regular functions and activities as well as a communal living room and library with seating areas leading down to the river, ideal for socialising on a summers evening.

EPC Rating: C

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 there is access to the bus and train stations. 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, cafe's, schools and shops as well as countryside walks.





Bedroom
8'9" x 12'4"
2.67 x 3.78 m

Living Room
14'10" x 12'5"
4.53 x 3.79 m

Kitchen
6'6" x 9'5"
1.99 x 2.88 m

Shower Room
6'5" x 6'0"
1.96 x 1.83 m

Approximate total area**
466.72 ft²
43.36 m²

(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.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		80	83
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
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