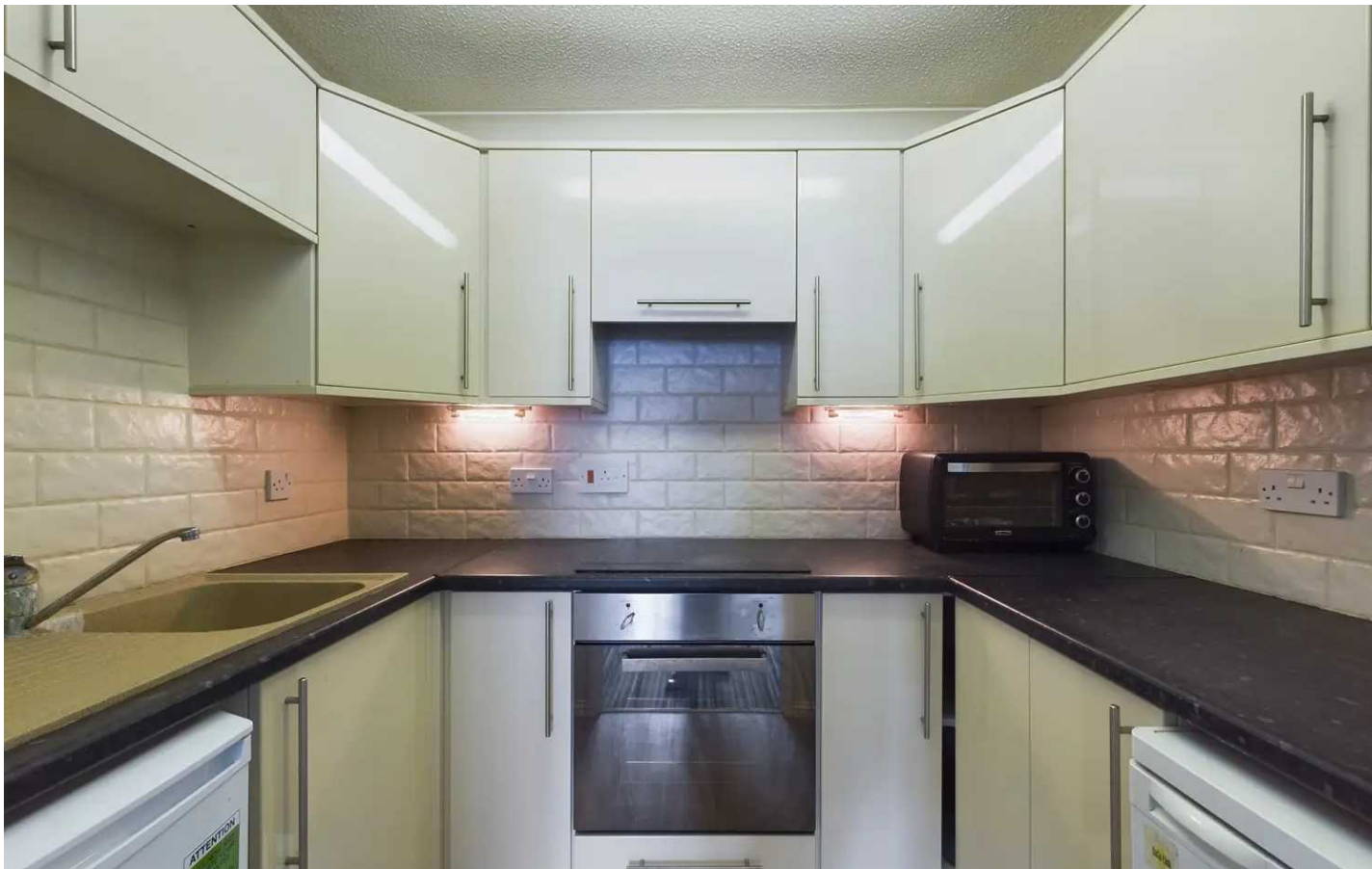




Flat 17, The Chestnuts West Street, Godmanchester
£90,000

 **Oliver James**
Property Sales & Lettings



Flat 17

The Chestnuts West Street, Huntingdon

A first floor retirement flat with modern kitchen situated in this aesthetically pleasing development. Offered with no forward chain.

Council Tax band: B

Tenure: Leasehold

- One bedroom apartment.
- The Gross Internal Floor Area is approximately 449 sq.ft / 41 sq.metres.
- A peaceful over 55's development.
- Built-in double wardrobe to the principal bedroom.
- Contemporary kitchen.
- Walking distance to local shops & bus stops.
- Beautifully manicured communal grounds leading to the river front.
- On site parking available.
- The Property is sold with no forward chain.
- EPC: B.







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			
		83	86
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			
		77	80
England, Scotland & Wales		EU Directive 2002/91/EC	

Oliver
James

Kitchen
5'9" x 7'10"
1.76 x 2.40 m

Living Room
17'9" x 10'5"
5.43 x 3.18 m

Bathroom
7'8" x 5'4"
2.35 x 1.64 m

Bedroom
13'4" x 8'8"
4.07 x 2.65 m

Approximate total area⁽¹⁾
449.38 ft²
41.75 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.

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