

# 2 bedroom flat for sale, Kisby Avenue, Godmanchester, Huntingdon PE29 (1500 GBP)



Location **East of England, Cambridgeshire**  
<https://www.freedasz.co.uk/x-164627-z>

THOMAS MORRIS are offering this TWO BEDROOM FIRST FLOOR GARDEN FLAT within the much sought after GODMANCHESTER of Huntingdon. ATTENTION INVESTORS! Approximately 5.6% gross yield available. Accommodation comprises entrance hall, kitchen/diner, sitting room, two DOUBLE bedrooms and bathroom. Benefiting from a private enclosed rear Garden with offered with NO FORWARD CHAIN. ENTRANCE HALL Door to Entrance Hall. uPVC Double Glazed window to side aspect. Wall-mounted electric heater. Stairs to First Floor Landing. FIRST FLOOR LANDING uPVC Double Glazed window to front aspect. SITTING ROOM 4.22m(13'10") x 3.89m(12'9") uPVC Double Glazed window to front aspect. Radiator. KITCHEN/DINER 4.22m(13'10") max x 3.20m(10'6") Fitted with a matching range of base and eye-level units with worktop space over and tile splash back. One and a half bowl stainless steel sink unit. Space for electric oven with extractor over. Space for fridge/freezer. Plumbing for washing machine. uPVC Double Glazed window to rear aspect. Airing cupboard housing wall-mounted gas boiler. Radiator. MASTER BEDROOM 3.66m(12'0") x 3.35m(11'0") uPVC Double Glazed window to rear aspect. Built-in cupboard. Radiator. BEDROOM TWO 3.71m(12'2") x 2.84m(9'4") uPVC Double Glazed window to front aspect. Built-in cupboard. Radiator. FAMILY BATHROOM Fitted with a three piece white suite comprising low-level WC, wall-mounted wash hand basin and bath with shower over and tile surround. uPVC Double Glazed obscure window to rear aspect. Radiator. OUTSIDE & GARDEN To the front; Gardens laid to lawn to the left hand side of the path leading to two outside Stores. The rear Garden is enclosed and laid to lawn with mature shrubs. AGENTS NOTE This property is within the school catchment area for Godmanchester Primary School and Hinchingsbrooke Secondary School. Council Tax Band: A Potential Rental Income: Approximately £700 per calendar month. Potential Gross Yield: Approximately 5.6% per annum. The current Vendor informs us of the following; Management Company: Luminus Ground Rent: Approximately £10 per annum. Maintenance Charge: Approximately £200 per annum. Lease Remaining: Approximately 109 years, started 125 years from 1999. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc. Thomas Morris has not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Any floor plan is intended as a guide to the layout. It is not to scale and should not be relied upon for dimensions or any other.

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