



Doherty Road, Godmanchester Huntingdon
£82,000 Leasehold

**Sharman
Quinney**

Key Features



125 Years remaining as of 30 Jun 2021

£4191.72 Ground Rent pcm

Review due: 04/2027

£767.16 Service Charge pcm

Review due: 04/2027

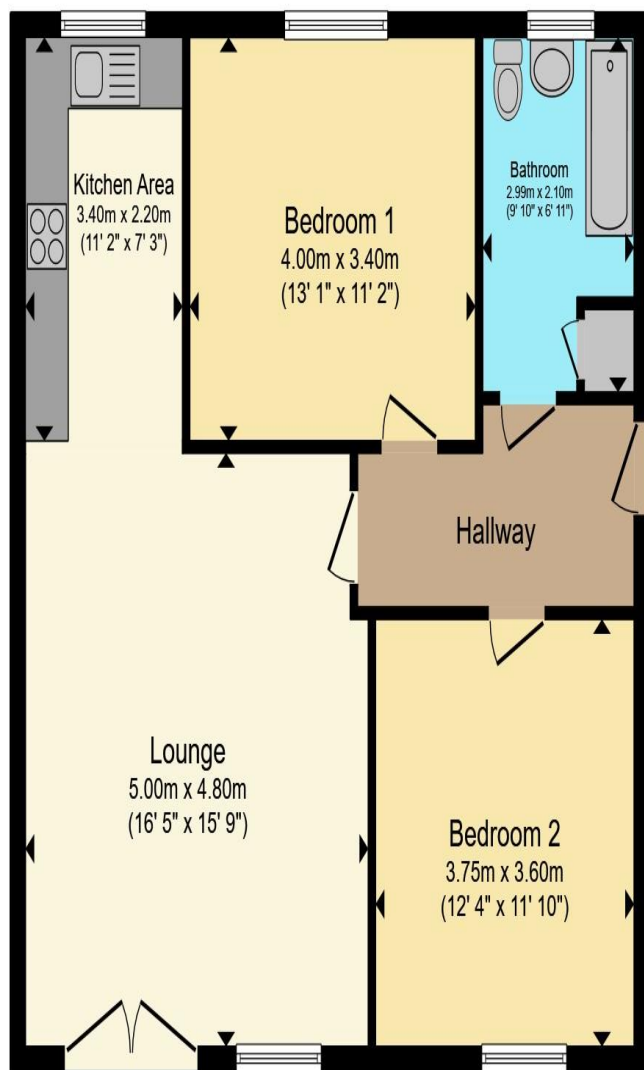
- Shared Ownership Opportunity (40% Share Available)
- Spacious Two Bedroom Apartment
- Sought-After Romans' Edge Development
- Open-Plan Kitchen/Dining/Living Space
- Juliette Balcony Overlooking Green Space

The heart of the home is a bright and spacious open-plan kitchen, dining and living area, perfectly suited to modern lifestyles. The contemporary fitted kitchen benefits from integrated appliances, while the living space enjoys a Juliette balcony, creating a light and airy atmosphere throughout. The property offers two generous double



bedrooms, providing flexible accommodation for first-time buyers, professionals, downsizers or those working from home. A stylish family bathroom features both a bath and separate shower, whilst a practical entrance cloakroom provides useful additional storage space. Externally, the apartment benefits from an allocated parking space, visitor parking and additional on-street parking nearby. Residents can enjoy the surrounding green spaces, local amenities and excellent transport connections, with easy access to Huntingdon town centre, Huntingdon railway station, the A14 and A1. This fantastic Shared Ownership home provides an affordable route onto the property ladder in one of Godmanchester's most sought-after developments, with the opportunity to purchase larger shares subject to eligibility. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor

Total floor area 72.4 m² (780 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

**Sharman
Quinney**

To view this property call Sharman Quinney on:
01480 271214

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 01480 271214

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: :GDM100954 - 0002