



Gumcester Way, Godmanchester Huntingdon  
**£47,500 Leasehold**

**Sharman  
Quinney**

# Key Features

 1  1  B  A



125 Years remaining as of 20 Sep 2026

£4587.00 Ground Rent pcm

Review due: Ask Agent

£1923.12 Service Charge pcm

Review due: 04/2027

- Shared Ownership Opportunity
- Contemporary One Bedroom Apartment
- Spacious Open-Plan Living Accommodation
- Modern Integrated Kitchen
- Generous Double Bedroom

An excellent opportunity to acquire this beautifully presented one bedroom shared ownership apartment, ideally located within the highly regarded Romans' Edge development in Godmanchester. Offering contemporary, low maintenance living, this attractive home is perfectly suited to first-time buyers, professionals,



or anyone looking to take their first step onto the property ladder.

Thoughtfully designed throughout, the property boasts a bright and spacious open-plan living area, a modern fitted kitchen with integrated appliances, generous storage facilities, and excellent transport links, combining practicality, comfort, and affordability in a sought after location.

The heart of the home is the impressive open plan lounge and dining area, providing a bright and versatile space ideal for both everyday living and entertaining. Large windows allow an abundance of natural light to fill the room, creating a welcoming atmosphere, while the flexible layout offers ample space for relaxing, dining, or working from home.

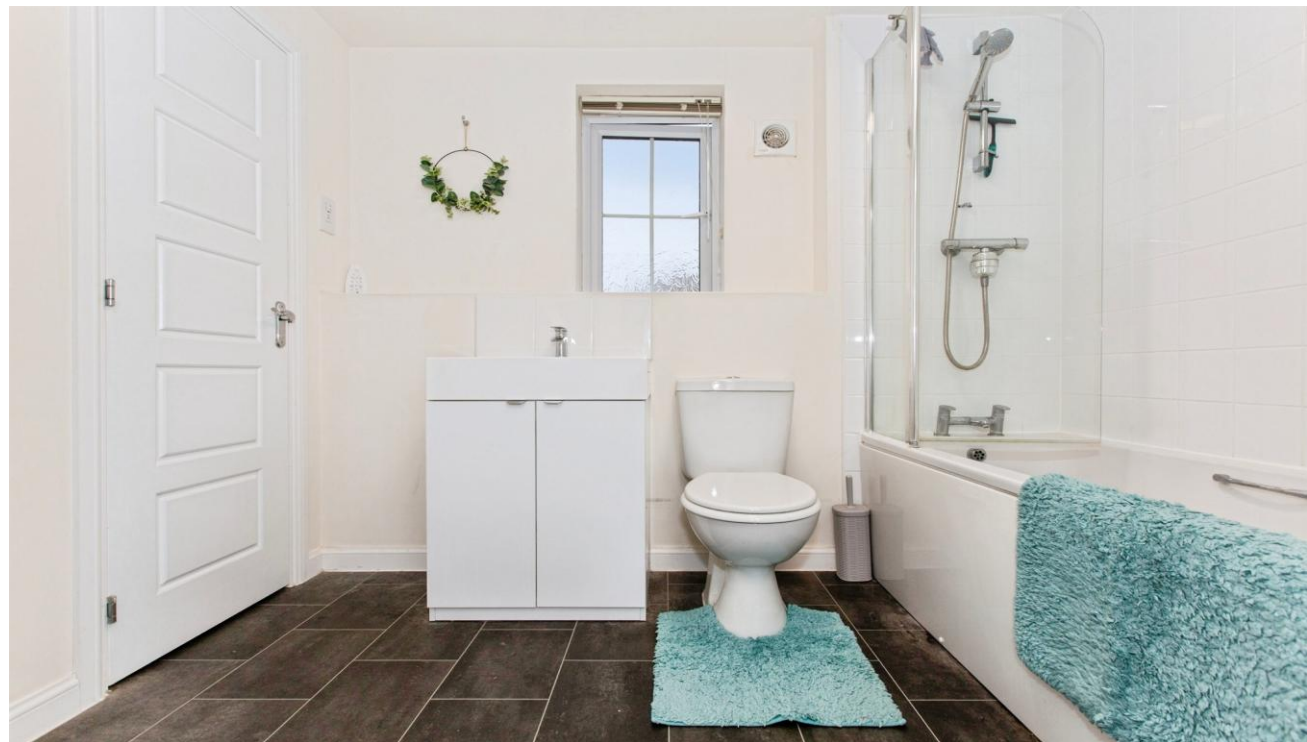
Open to the living area, the stylish kitchen has been designed with modern living in mind and features a range of fitted units, generous worktop space, and integrated appliances. Both practical and attractive, the kitchen provides everything needed for convenient day-to-day living.

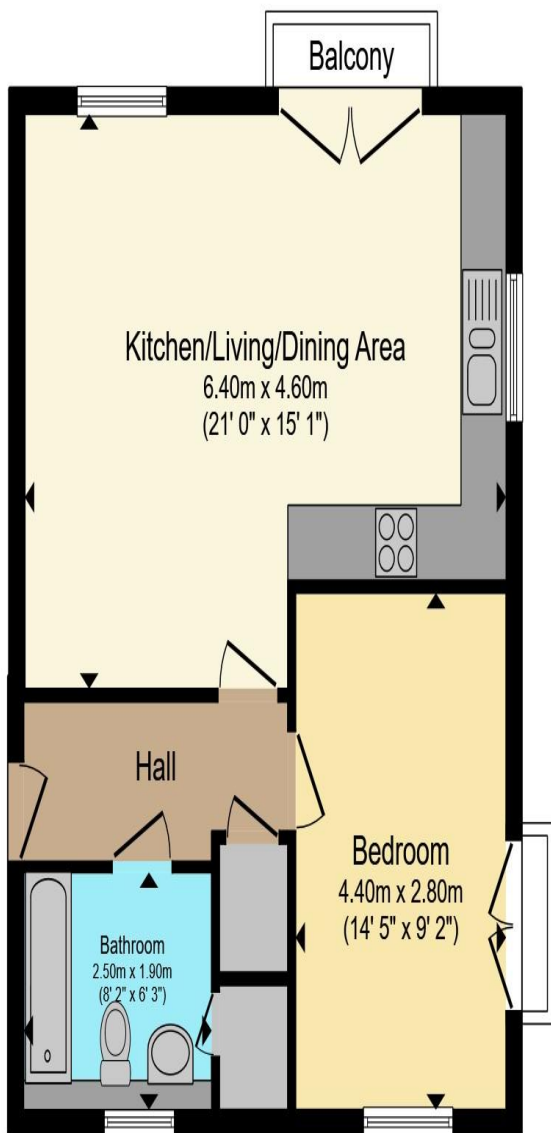
The spacious double bedroom offers a comfortable and tranquil retreat, with plenty of room for wardrobes, bedside furniture, and additional storage solutions.

The contemporary bathroom is fitted with a stylish suite and benefits from built in storage, helping to keep the space organised and clutter free.

Share value: £47,500

Monthly rent: £382.25





Total floor area 51.0 m<sup>2</sup> (549 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](http://www.propertybox.io)

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Monthly service charge: £160.26

Council tax rating: A

EPC Rating: B

Years left on Lease: 119

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.

To view this property call Sharman Quinney on:  
**01480 271214**

# Selling your property?

Contact us to arrange a **FREE**  
home valuation.

01480 271214

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Godmanchester, HUNTINGDON, Cambridgeshire,  
PE29 2PA  
godmanchester@sharmanquinney.co.uk

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