



**mather**  
**estates**  
Independent agents

21 Cleveland Way SG1 6BH  
£230,000

 2  1  1

Two Bedrooms | First Floor Apartment | Allocated Parking | 100 Year Lease | Communal Gardens | Cul-De-Sac Location

A well maintained and modernised two bedroom first floor apartment in a small cul-de-sac of Cleveland Way in the popular Great Ashby.

Modernised by the current owners with a refurbished bathroom and kitchen, additional storage and flooring.

The property is secured with an entry system with stairs leading to the first floor apartment. A wide entrance hall offers a large storage cupboard and leads to a bright living/dining room, fitted kitchen with quartz worktop and insinkerator, master bedroom, second bedroom and modern bathroom.

Externally there is one allocated parking space, multiple visitor spaces and enclosed communal garden.

The lease term is 125 years from 2000, with 100 years currently remaining. The annual ground rent is £250pa which is paid half yearly and an annual service charge of £1694.64pa paid monthly.

The property is a council tax band B with North Herts Council.

Located on a popular development in Great Ashby, a stones throw from countryside and woodlands leading to the surrounding villages of Weston, Walkern and Aston. The apartment is within walking distance of local amenities, which include a Post Office, Veterinary practice and local businesses as well as the "good" Ofsted Rating Round Diamond Primary School and Busy Bee's Nursery. The mainline train station of Stevenage is a short drive away or regular bus routes are available also taking you into the Town Centre.





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#### Entrance Hall

9'3" x 6'2"

Entrance via wooden door, Amtico flooring, radiator, secure entry system phone, double door storage cupboard with light, doors to bedrooms, door to bathroom, door to living/dining room.

#### Kitchen

6'7" x 10'8"

Double glazed window to rear aspect, Amtico flooring, range of wall and base units with quartz worktop, integrated wine rack, insinkerator, space for fridge/freezer, space for washing machine, space for tumble dryer/dishwasher, integrated gas hob and oven with extractor over and tiled splashback.

#### Living/Dining Room

13'4" x 12'9"

Double glazed window to rear aspect, carpet, radiator, entrance to kitchen, TV Point.

#### Bathroom

6'7" x 6'3"

Dual flush WC, counter top sink basin with mixer tap, panel bath with tiled walls and shower screen, waterfall shower head and handheld shower, LED touch mounter mirror, inset shelving with spotlight, smart switch towel radiator, tiled flooring, half tiled walls.

#### Bedroom 1

9'7" x 12'2"

Double glazed window to front aspect, carpet, radiator.

#### Bedroom 2

6'3" x 10'2"

Double glazed window to front aspect, carpet, radiator.

#### Communal

Entrance via secure entry system door, stairs to first floor, communal garden with washing lines to the rear, 1 x allocated parking space, visitor bays and on street parking.

#### Lease and Charges

The lease term is 125 years from 2000, with 100 years currently remaining. The annual ground rent is £250pa which is paid half yearly and an annual service charge of £1694.64pa paid monthly.

#### Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in

order that there will be no delay in agreeing the sale.

2. These particulars do not constitute part or all of an offer or contract.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Potential buyers are advised to recheck the measurements before committing to any expense.

5. Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

# First Floor



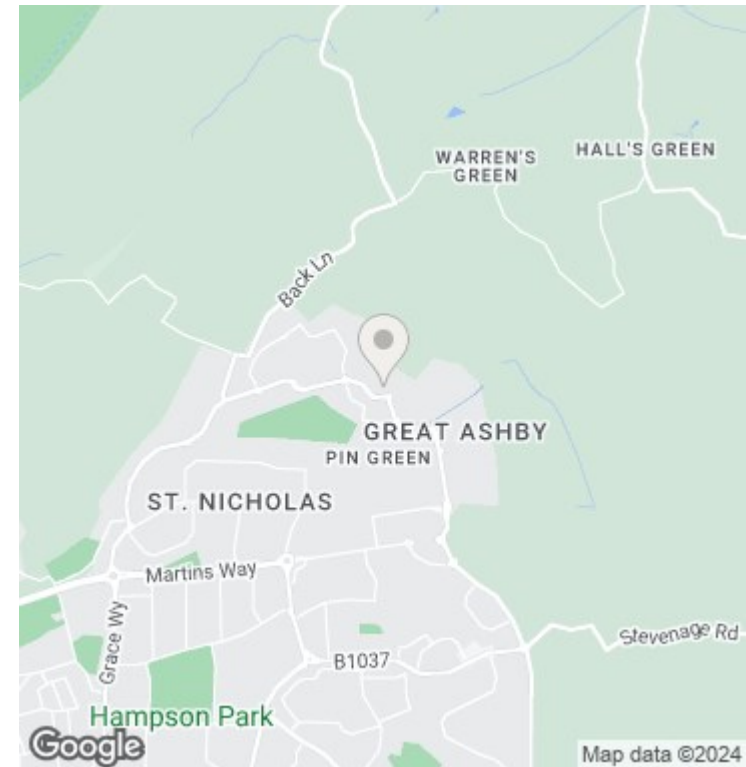
Total area: approx. 49.5 sq. metres (532.6 sq. feet)

Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.  
Plan produced using PlanUp.



| Energy Efficiency Rating                    | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | <b>82</b>               | <b>82</b> |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  | Current                 | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  | <b>82</b>               | <b>82</b> |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |



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