

## Merrick Close, Great Ashby, Stevenage, SG1 6GH

GUIDE PRICE £245,000 - £250,000 JAW DROPPING and SPACIOUS Two Bedroom Apartment with ALLOCATED PARKING overlooking WOODLAND on the Edge of Great Ashby. Features include, REFITTED MODERN KITCHEN opening to Lounge and Dining Area with Juliet Balcony, TWO DOUBLE BEDROOMS, Newly Fitted Bathroom and Ensuite to Master Bedroom, 980 YEARS REMAINING ON THE LEASE, VIEWING STRONGLY RECOMMENDED.

**Guide Price £245,000**

# Merrick Close, Great Ashby, Stevenage, SG1 6GH

- Jaw Dropping and Spacious Two Bedroom Apartment
- Overlooking Serene Woodland
- Newly Fitted Bathroom and Ensuite
- Entrance Hallway
- Viewing Strongly Recommended
- Allocated Parking Space
- Two Double Bedrooms
- 980 Years Remaining on the lease
- Gas Central Heating

## Entrance Hallway

3'7 x 8'2 (1.09m x 2.49m )

Laminate Flooring, Double Panel Radiator, Loft Access, Storage Cupboard, Coat Cupboard, Hive Heating Control.

## Bedroom One

13'8 x 9'8 (4.17m x 2.95m )

Single Panel Radiator, Double Glazed Window to Rear Aspect, Carpeted, Door to Ensuite.

## Newly Installed Ensuite

4'11 x 5'4 (1.50m x 1.63m )

Laminate Flooring, Tiled Splash Back, Low Level W.C, Extractor Fan, Low Level W.C, Vinyl Flooring.

## Bedroom Two

9'9 x 8'6 (2.97m x 2.59m )

Double Glazed Window to Rear Aspect, Single Panel Radiator, Carpeted.

## Bathroom

9'9 x 8'6 (2.97m x 2.59m )

Laminate Flooring, Bath and Mixer Tap with Hand Held Shower, Tiled Splash Back, Extractor Fan, Wash Basin, Shaver Point and Light, Tiled Splash Back, Low Level W.C, LED Spot Lighting.

## Lounge and Dining Area

13'3 x 13'10 (4.04m x 4.22m)

Laminate Flooring, Double Panel Radiator, Juliet Balcony overlooking to Woodland, Opening to Kitchen, T.V Point, Electric Fireplace with Remote Control.

## Fitted Kitchen

6'3 x 10'11 (1.91m x 3.33m)

Wall Mounted Ideal Boiler, Tiled Splash Back, Space for Tumble Dryer, Porcelain Sink and Mixer Tap, Roll Top Work Surfaces, Cupboards at Eye and Base Level, Built in Hotpoint Washing Machine, Gas Hob and Electric Oven,

Stainless Steel Hotpoint Extractor Fan, Tiled Splash Back, LED Spot Lighting.

## Allocated Parking Space

Situated to the front of the block, there is also a few visitors.

## Local Information and Lease Information

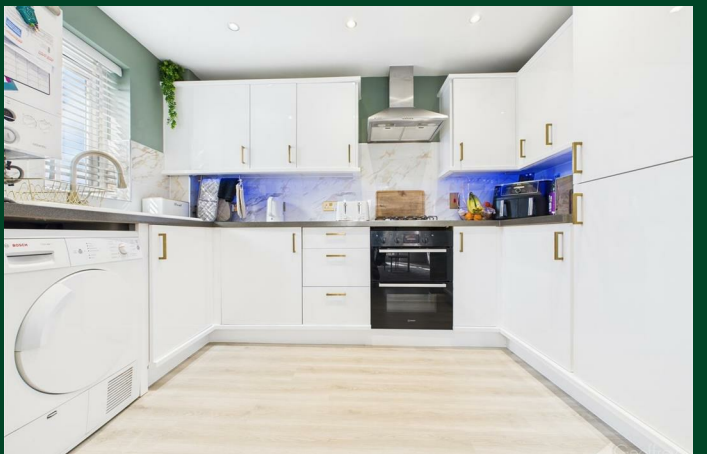
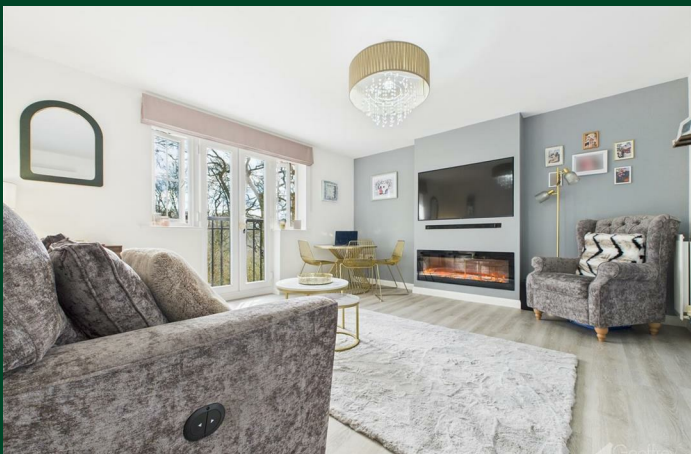
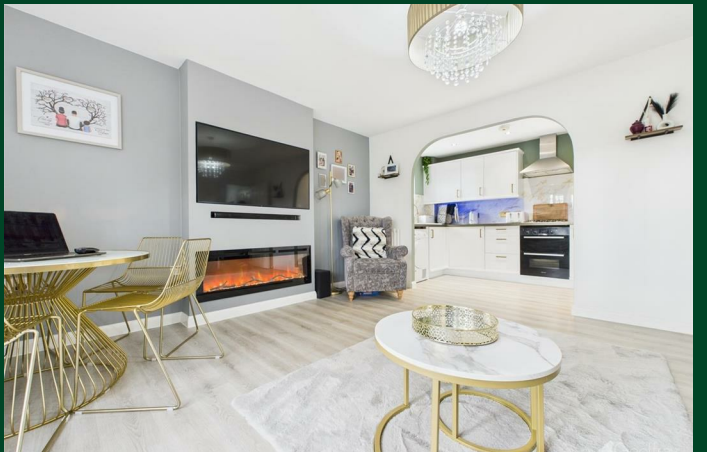
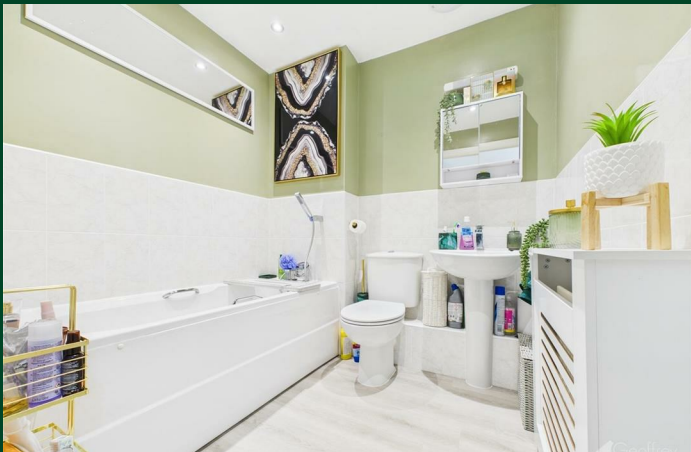
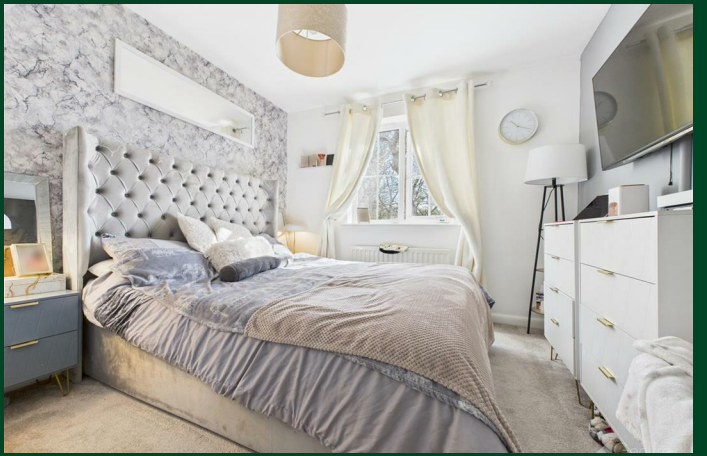
980 Years Remaining on the Lease

GROUND RENT £170 Per Annum

SERVICE CHARGE £140 PCM which includes building insurance

Merrick Close is situated in a prime location in Great Ashby close to rural walks and the Neighbourhood Centre Shopping complex.







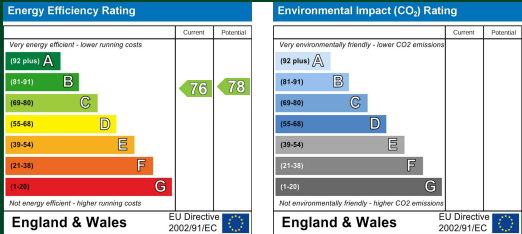


Floor Plan



Council Tax Details

Band:



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