

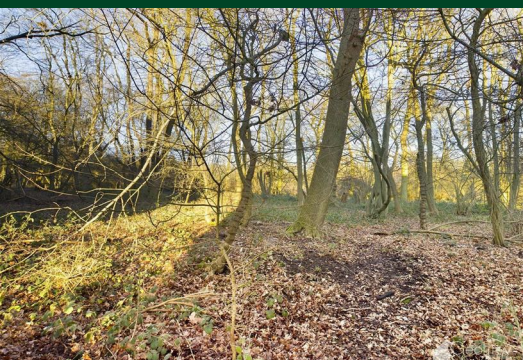


Snowdonia Way, Great Ashby, Stevenage, SG1 6GU

Guide Price £215,000



GUIDE PRICE £215,000-£225,000. Geoffrey Matthew Are Delighted To Be Able To Offer For Sale This Fantastic Two Bedroom 2nd Floor Apartment, Situated In The Heart Of The Continually popular Great Ashby Area Of Stevenage, Which Offers A Good Selection Of Close By Shops And Several Woodland Walks. Internally The Property Offers Generous Accommodation Including a Good Size Lounge, Fitted Kitchen And A Generous Double Bedroom. Externally Featuring Allocated Parking For One Car. Whilst Also Benefitting From 106 years Remaining on The Lease.



ENTRANCE HALLWAY

With access via a solid door, Oak effect laminate flooring, heating control, entry phone, a built in storage cupboard, single panel radiator and a fitted smoke alarm.

LOUNGE & KITCHEN AREAS 22'3"x 10'8" (6.78m"x 3.25m")

LOUNGE: A generous size lounge with Oak effect laminate flooring, two radiators and a UPVC double glazed window to the front aspect,

KITCHEN: Fitted with a good selection of wall and base units with and integrated washing machine, spaces for dish washer and fridge freezer, integral electric oven and a four ring gas hob and extractor fan over, combi boiler housed in a matching wall unit, slate grey work tops with an inset one and half bowl stainless steel sink and chrome mixer tap, tiled splash backs and slate effect tiled flooring. UPVC double glazed window.

BEDROOM ONE 11'x 8'10 (3.35mx 2.69m)

A Good size double bedroom with a double built in wardrobe, two Velux roof windows, recessed alcove and a convector style radiator.

BEDROOM TWO 7'4"x 9'1" (2.24m"x 2.77m")

A Generous second bedroom with a UPVC double glazed window to the rear aspect, and a convector style radiator.

BATHROOM

Fitted with a white three piece bathroom suite comprising of a panel surround bath with shower screen and wall mounted shower, hand wash basin with pedestal and chrome mixer tap, a close coupled WC, extractor fan, tiled splash backs, wood effect vinyl plank flooring, frosted UPVC double glazed window, electric shaving point and a convector style radiator.

ALLOCATED PARKING

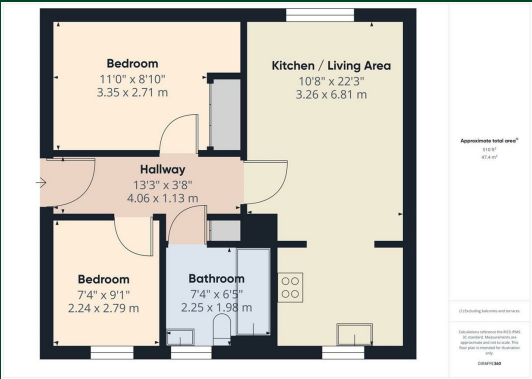
LEASE INFORMATION

LEASE LENGTH 106 YRS (125 YRS FROM 2006)
GROUND RENT IS CURRENTLY £150 pa UNTIL 31ST OCT 2031 AT WHICH POINT IT CHANGES TO £300 PA UNTIL 2056.
SERVICE CHARGE £135 PCM

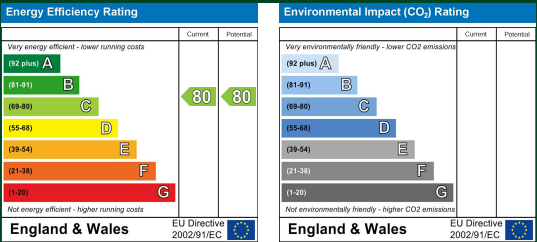
Area Map



Floor Plans



Energy Efficiency Graph



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