



Grampian Place, Great Ashby, Stevenage, SG1 6DR

GUIDE PRICE £240,000 - £250,000 SPACIOUS and PEACEFULLY LOCATED Two Bedroom Apartment OVER LOOKING OPEN GREEN SPACE on the Edge Of Great Ashby Offering One Allocated Parking Space. Features Include FITTED KITCHEN, Lounge Area with Juliet Balcony, TWO DOUBLE BEDROOMS, Family Bathroom and Ensuite to Master, Close Proximity to Woodland, 106 Year Remaining on the Lease, VIEWING STRONGLY RECOMMENDED

£240,000

Grampian Place, Great Ashby, Stevenage, SG1 6DR

- Spacious and Peacefully Located Two Bedroom Apartment
 - Fitted Kitchen Area
 - Two Double Bedrooms
 - Close Proximity to Woodland
 - Viewing Strongly Recommended
- One Allocated Parking Space
 - Lounge Area with Juliet Blacony
 - Family Bathroom and Ensuite to Master Bedroom
 - 106 Years Remaining on the Lease
 - Located on the Edge Of Great Ashby

Entrance Hallway

8'11 x 3'5 (2.72m x 1.04m)
Large Storage Cupboard, Power and Light, Single Panel Radiator, Loft Access, Spot Lighting.

Bedroom One

12'11 x 10'4 (3.94m x 3.15m)
Coved Ceiling, Double Glazed Window to Front Aspect, Doors to Ensuite, T.V Point, Fitted Wardrobes.

Ensuite

6'2 x 5'5 (1.88m x 1.65m)
Low Level W.C, Wash Basin and Mixer Tap, Shower Cubicle with Mains Shower, Spot Lighting, Vinyl Flooring, Extractor Fan, Single Panel Radiator, Extractor Fan.

Bedroom Two

8'5"x 13'0" (2.58x 3.97)
Single Panel Radiator, Double Glazed Window to Rear Aspect, Coved Ceiling, T.V Point.

Kitchen Area

11'5"x 8'7" (3.48x 2.63)
Roll Top Work Surfaces, Cupboards at Eye and Base Level, Gas Hob and Oven, Vinyl Flooring, Space for Washing Machine, Double Glazed Window to Rear Aspect, Gas Hob and Oven, Extractor Fan, Coved Ceiling. LED Spot Lighting, Wall Mounted Boiler, Juliet Balcony with Open Views over Green Space.

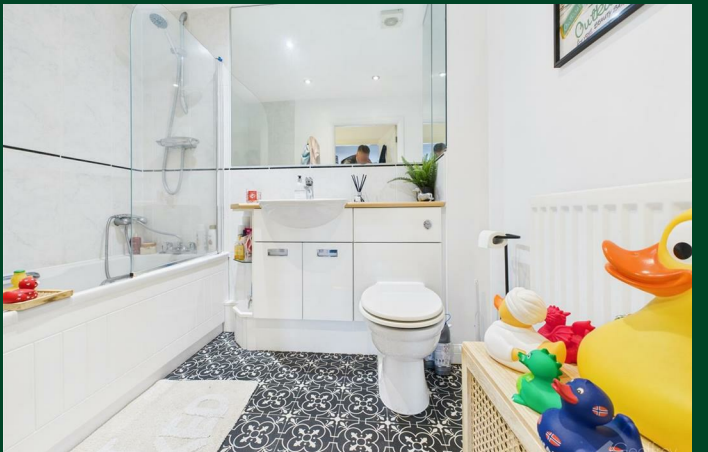
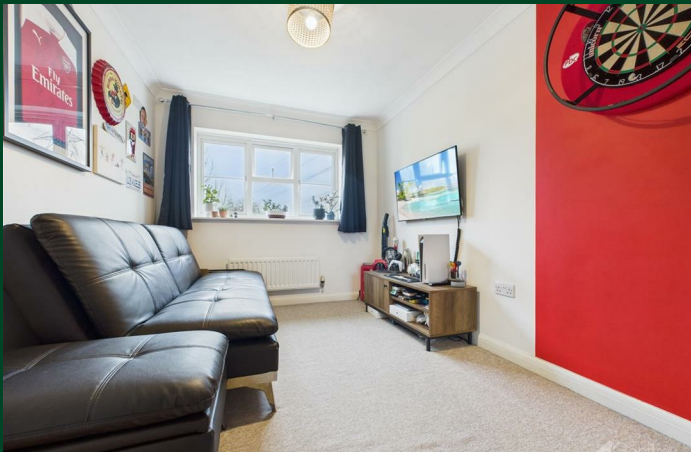
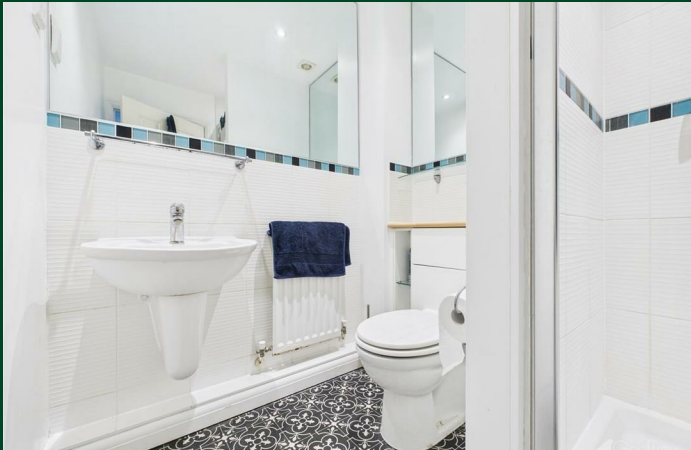
Bathroom

5'6 x 7'8 (1.68m x 2.34m)
Single Panel Radiator, Low Level W.C, Wash Basin and Mixer Tap, Extractor Fan, Tiled Splash Back, Bath and Mixer Tap, LED Spot Lighting.

Local Information and Lease Information

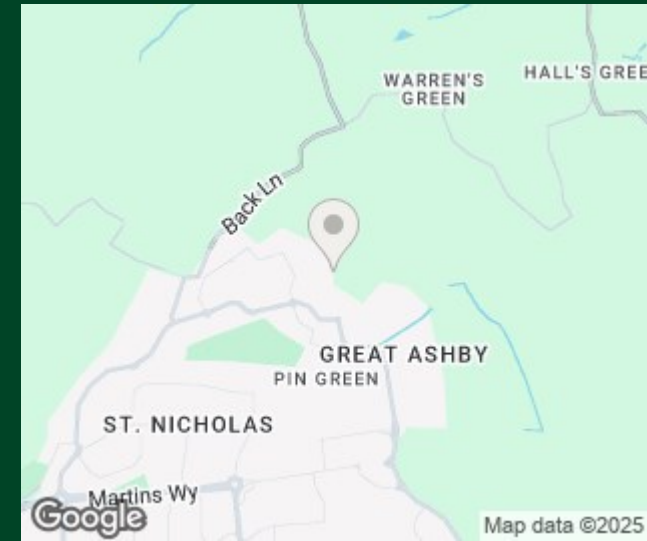
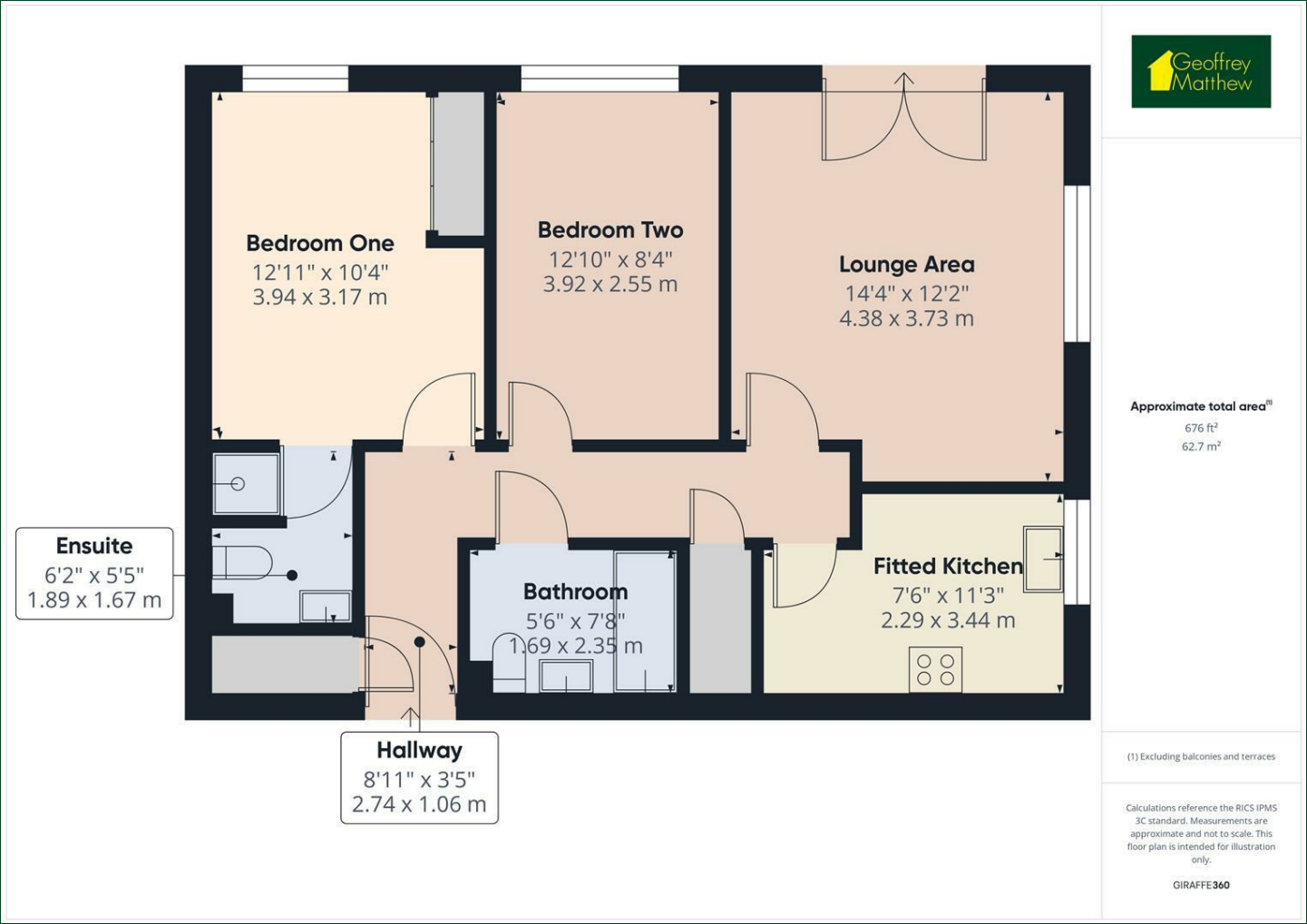
Statement For 2025:
Management Conducted Warwick Estates

Service Charge Demand (01/01/25 – 30/06/25): £942.62
Year-End Balancing Charge (Dec 2024): £973.83
Total: £1,916.45
Rent Review Period Every 25 Years which doubles from £100 to £200 in 2032.



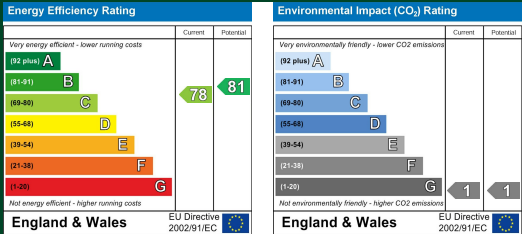


Floor Plan



Council Tax Details

Band: C



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