



## Cotswold Drive, Great Ashby, Stevenage, SG1 6GT

EXCEPTIONALLY PRESENTED Two Bedroom Apartment with an Allocated Parking Space PEACEFULLY situated in Great Ashby. Features include, FITTED KITCHEN, Spacious Lounge and Dining Area, TWO LARGE DOUBLE BEDROOMS, Ensuite and Bathroom, Gas Central Heating, Delightful Elevated Views, MUST BE VIEWED.!!

£230,000

# Cotswold Drive, Great Ashby, Stevenage, SG1 6GT

- Exceptionally Presented Two Bedroom Apartment
- Peacefully Situated in Great Ashby
- Spacious Lounge and Dining Room
- Ensuite and Bathroom
- Delightful Elevated Views
- Allocated Parking Space
- Fitted Kitchen
- Two Large Double Bedrooms
- Gas Heating Heating
- 182 Year Lease Remaining

## Entrance Hallway

Solid Wood Door, Spot Lighting, Laminate Flooring, Doors to all rooms, Loft Access, Single Panel Radiator, Entry Phone System, Large Storage Cupboard with Consumer Unit, Cupboard with Mega Flow Tank.

## Bedroom One and Ensuite

13'9" x 10'5" (4.19 x 3.18)  
Single Panel Radiator, Double Glazed Window to Side Aspect, Fitted Double Wardrobe, Door to Ensuite.

Ensuite - Wash Basin with Tiled Splash Back, Extractor Fan, Shaver Point, Single Panel Radiator, Shower Cubicle with Mains Shower. Vinyl Flooring, Spot Lighting.

## Bedroom Two

14'1" x 8'5" (4.29 x 2.57)  
Laminate Flooring, Window to Side Aspect, Coved Ceiling, Double Glazed Window to Side Aspect.

## Bathroom

Low Level W.C, Wash Basin with Tiled Splash Back, Shaver Point, Extractor Fan, Spot Lighting, Single Panel Radiator, Vinyl Flooring, Single Panel Radiator.

## Fitted Kitchen

11'4" x 7'6" (3.45 x 2.29)  
Roll Top Work Surfaces, Stainless Steel Sink and Mixer Tap, Single Panel Radiator, Tiled Splash Back, Extractor Fan, Space for Washing Machine, Built in Gas Hob and Oven with Extractor Fan over, Wall Mounted Ideal Boiler, Vinyl Flooring, Cupboards at Eye and Base Level, Note the Washing Machine and Dishwasher are included subject to the offer.

## Lounge Area and Dining Area

12'9" x 15'5" (3.89 x 4.70)  
Coved Ceiling, T.V Point, Heating Control, Juliet Balcony, Double Glazed Window to Front Aspect, Spot Lighting.

## Allocated Parking Space

One Allocated Parking Space to the Front of the block lettered I.

## Local Information and Lease Information

Cotswold Drive is situated in a peaceful position in Great Ashby which was built around 2009.

## LEASE INFORMATION TBC

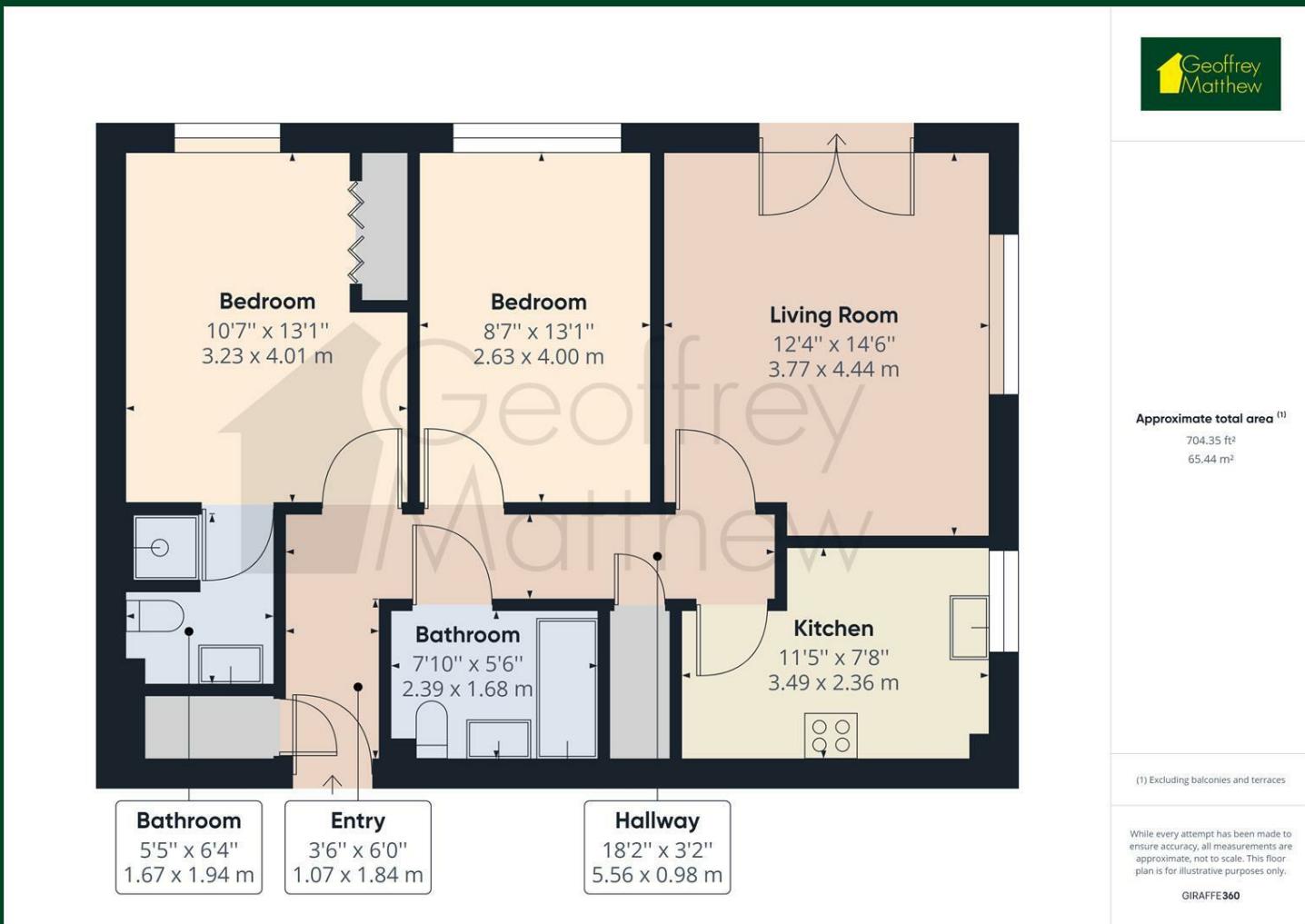
Service Charge (Incl Building Insurance) £92.00 PCM







# Floor Plan



## Council Tax Details

Band:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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