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Chiltern Road, Little Stanion

£150,000 Leasehold

BELVOIR!

EPC Rating B. Council Tax B.



Belvoir! are delighted to offer this modern two bedroom second floor apartment located in the popular Little Stanion village. Perfectly positioned with open views to the front & offered to market with NO ONWARD CHAIN

The property comprises an entrance hall leading to two double bedrooms, one with an en-suite and a family bathroom.

There is an open plan living/kitchen area with integrated appliances such as a fridge freezer, washer dryer and a built in oven/hob.

To the rear of the property, you will find an allocated parking space.

The property is perfect for first time buyers or investors and is being sold with no onward chain.



Communal Entrance

Door to the front, stairs to all floors.

Entrance Hall

Carpet to flooring, telephone communication system for front door, storage cupboard, airing cupboard.

Open Plan Living/Kitchen

4.21m x 6.62m (13'10" x 21'8")

Double glazed windows to front and side. Kitchen comprising of wall and base units, work surfaces over, stainless steel sink with drainer, integrated fridge/freezer, integrated washing machine, electric oven, four ring gas hob, cooker hood over, tiled flooring.

Living Space - Carpet to flooring, radiator.



Bedroom One

2.66m x 3.21m (8'8" x 10'6")

Double glazed window to front, built in wardrobes, carpet to flooring, radiator.

Ensuite

1.52m x 1.57m (5'0" x 5'2")

Single shower enclosure, low level WC, pedestal wash hand basin, shave point, extractor fan, heated towel rail, tiled flooring, part tiled walls.

Bedroom Two

2.2m x 3.5m (7'2" x 11'6")

Double glazed window to front, carpet to flooring, radiator.

Bathroom

1.88m x 2.01m (6'2" x 6'7")

Panelled bath, mixer tap, pedestal wash hand basin, low level WC, heated towel rail, tiled flooring, part tiled walls.

External

Allocated parking to rear.

Agents Notes

As of September 2024

Lease 125 years from 1 May 2008

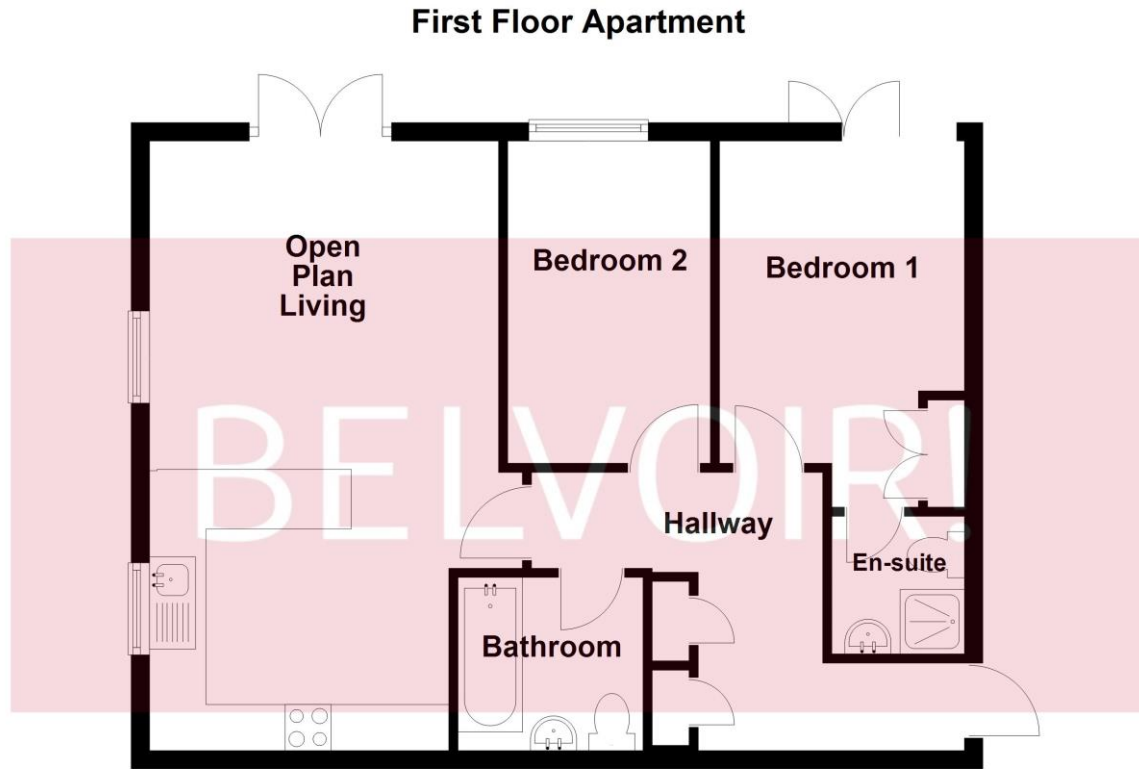
Ground Rent approx £130 pa

Service/Maintenance Charge approx £1600 pa

Reviewed annually

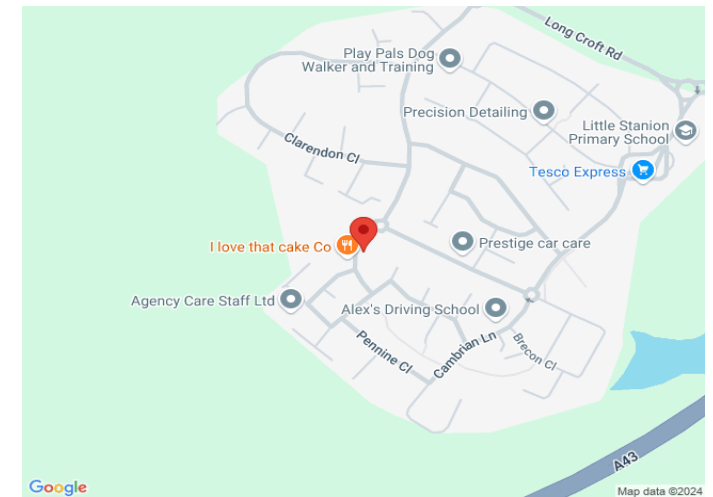
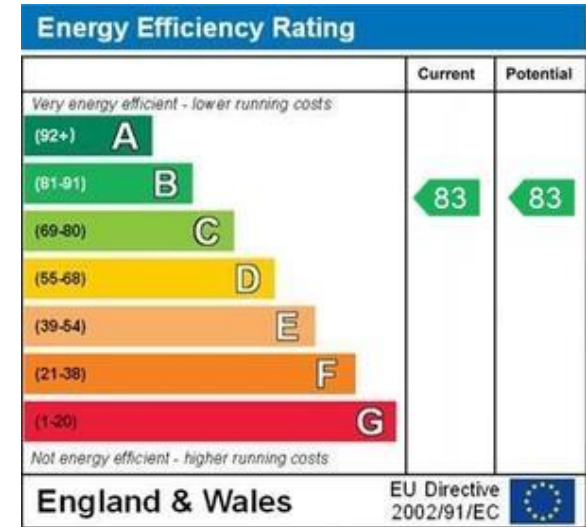
Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.





We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any service, system and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixture and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Plan produced using PlanUp.



Contact us today to arrange a viewing...

BELVOIR!

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