



103 Roman Road
Little Stanion, NN18 8GQ



Simpson West

Being situated within the sought after modern village of Little Stanion is this rarely available highly spacious TOP FLOOR apartment which is presented in very good condition throughout. Providing deceptively spacious accommodation which includes an open plan living/kitchen/dining room with integrated appliances and breakfast bar, there are also TWO DOUBLE BEDROOMS with the master boasting en-suite facilities and fitted furniture, the second bedroom also benefits from fitted wardrobes. There is also a separate bathroom. Outside, there is allocated OFF ROAD PARKING for one vehicle. This rarely available home needs to be seen if it is to be truly appreciated. Energy Rating B. Council Tax Band B, 106 Years of Lease remaining

Asking Price £149,950



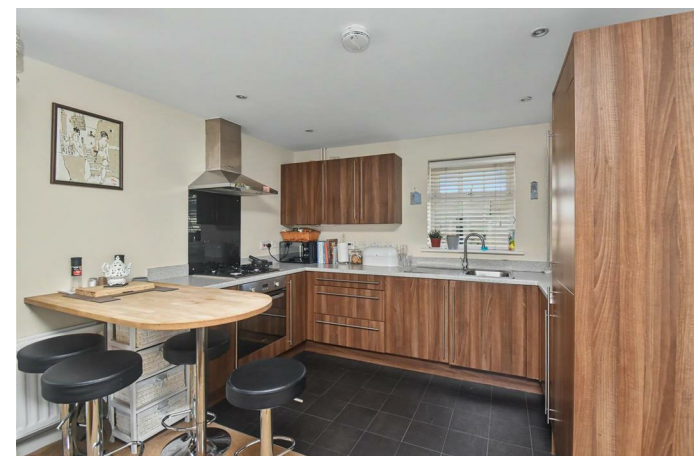
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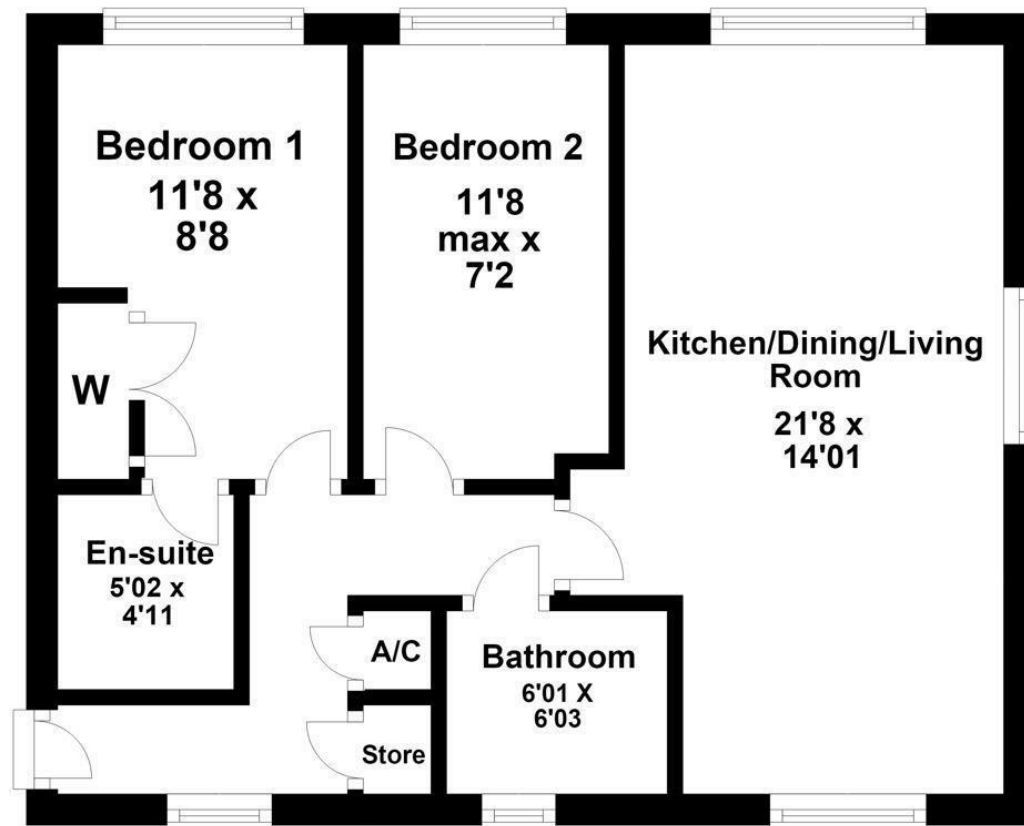


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



When you buy with Simpson West, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



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