



## Grampian Place, Great Ashby, Stevenage, SG1 6DR

IDEAL FIRST TIME PURCHASE, NEATLY PRESENTED and VERY SPACIOUS Two Bedroom Coach House with INTEGRAL GARAGE and ALLOCATED PARKING SPACE. Features include SPECTACULAR 17FT OPEN PLAN LOUNGE AND DINING AREA, Kitchen, TWO DOUBLE BEDROOMS, Family Bathroom, Gas Central Heating, ZERO MAINTENANCE Due to No Garden but Surrounded by Green Space, OFFERED CHAIN FREE.

£280,000

# Grampian Place, Great Ashby, Stevenage, SG1 6DR

- Ideal First Time Purchase, Neatly Presented Spacious Two Bedroom Coach House
- Spectacular Open Plan Lounge and Dining Room
- Two Double Bedrooms
- Gas Central Heating
- Offered Chain Free
- Integral Garage and Allocated Parking
- Kitchen Area
- Family Bathroom
- Central Great Ashby Location Close to Open Countryside
- Double Glazed Throughout

## Entrance Hallway

4'4 x 8'8 (1.32m x 2.64m )

Double Glazed Door to Front Aspect, Single Panel Radiator, Consumer Unit, Single Panel Radiator, Stairs to 1st Floor Landing, Door to Garage.

## Garage

23'5 x 8'10 (7.14m x 2.69m)

Electric Up and Over Door, Wall Mounted Boiler, Understairs Cupboard, Double Glazed Window to Front Aspect, Wall Mounted Logic Max Boiler, Understairs Cupboard.

## Lounge and Dining Area with Juliet Balcony

16'1 x 17'2 (4.90m x 5.23m )

Double Panel Radiator, Juliet Balcony, LED Spot Lighting, T.V Point, Coved Ceiling.

## Kitchen Area

6'5 x 12'10 (1.96m x 3.91m)

Roll Top Work Surfaces, Tiled Splash Back, Cupboards at Eye and Base Level, Double Glazed Window to Rear Aspect, Stainless Steel Sink and Mixer Tap, Vinyl Flooring, Space for Fridge/Freezer, 4 Ring Gas Hob and Oven, Space for Washing Machine, Extractor Fan, Coved Ceiling,

## Bedroom One

10'10 x 9'2 (3.30m x 2.79m )

Double Panel Radiator, Over Stairs Cupboard, Fitted Wardrobes.

## Bedroom Two

9'11 x 8'5 (3.02m x 2.57m )

Double Panel Radiator, Double Glazed Window to Rear Aspect, Coved Ceiling.

## Bathroom

6'4 x 6'7 (1.93m x 2.01m )

P-Shaped Bath, Low Level W.C, Wash Basin with Mixer Tap, Tiled Splash Back, Shaver Point, Double Glazed Window to Rear Aspect, Shaver Point, Double Panel Radiator, LED Spot Lighting, Vinyl Flooring, Extractor Fan.

## Inner Hallway

2'7 x 6'7 (0.79m x 2.01m )

Doors to all rooms, Loft Access.

## Allocated Parking

One Allocated Parking as pictured.

## Local Information and Lease Information

### Local Information

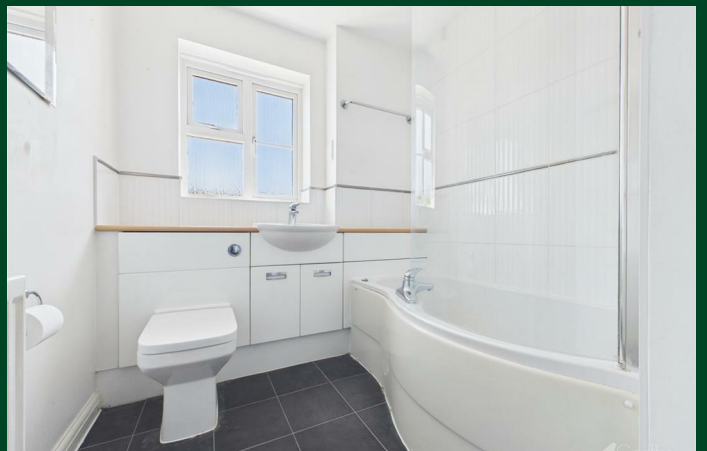
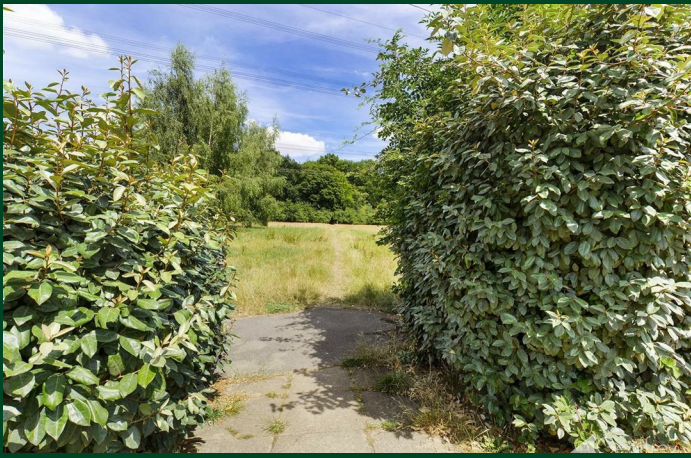
Grampian Place is located in central Great Ashby within easy catchment of Round Diamond School, The Neighbourhood Centre Shopping Complex and Bus links, this property back onto Green Space.

### Lease Information

Lease has 105 years remaining. (original lease was 125 years from 1/9/2006

Ground rent is £100pa (this increases to £200pa when there is 100 years remaining on the lease)

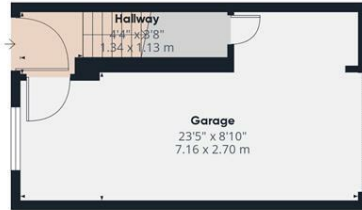
Service Charge £1184.12 pa



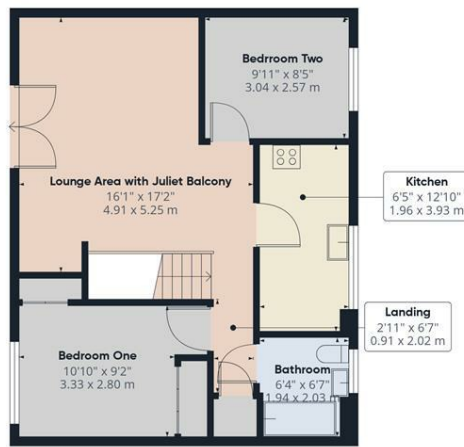




# Floor Plan



Floor 0



Floor 1



Approximate total area<sup>m</sup>  
902 ft<sup>2</sup>  
83.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



## Council Tax Details

Band:

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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