



Cotswold Drive, Great Ashby, Stevenage, SG1 6GT

****50% SHARED OWNERSHIP**** WONDEFULLY PRESENTED and SPACIOUS Two Bedroom GROUND FLOOR Apartment with TWO ALLOCATED PARKING SPACES situated on the edge of Great Ashby with an Open Aspect over the Communal Gardens. Features include, FITTED KITCHEN, Lounge and Dining Area with Juliet Balcony, TWO DOUBLE BEDROOMS, Fitted Bathroom and Ensuite to Principle Bedroom, VIEWING STONGLY SUGGESTED.

50% Shared Ownership £120,000

Cotswold Drive, Great Ashby, Stevenage, SG1 6GT

- Wonderfully Presented and Spacious Two Bedroom Ground Floor Apartment
- Situated on the Edge Of Great Ashby
- Open Aspect over the Communal Gardens
- Lounge and Dining Area with Juliet Balcony
- Fitted Bathroom and Ensuite to the Principle Bedroom
- Two Allocated Parking Spaces
- 50% Shared Ownership
- Fitted Kitchen
- Two Double Bedrooms
- Viewing Strongly Recommended

Entrance Hallway

3'2 x 18'1 (0.97m x 5.51m)

Laminate Flooring, Single Panel Radiator, Storage Cupboard, Entry Phone System, Large Cupboard with Consumer Unit, LED Spot Lighting.

Bedroom One

12'11 x 10'6 (3.94m x 3.20m)

Double Glazed Window to Front Aspect, Single Panel Radiator, Fitted Wardrobes, Coved Ceiling, Carpeted, Door to Ensuite.

Ensuite

6'2 x 5'5 (1.88m x 1.65m)

Vinyl Flooring, Low Level W.C, Wash Basin with Tiled Splash Back, Single Panel Radiator, Shower Cubicle with Mains Shower, Extractor Fan, Fully Tiled Surround, Shaver Point.

Bedroom Two

12'11 x 10'6 (3.94m x 3.20m)

Double Glazed Window to Front Aspect, Single Panel Radiator, Carpeted.

Bathroom

5'5 x 7'7 (1.65m x 2.31m)

Bath and Mixer Tap with Shower Attached, Wash Basin with Mixer Tap, Shaver Point, Tiled Splash Back, LED Spot Lighting, Extractor Fan, Single Panel Radiator, Low Level W.C.

Lounge Area

14'3 x 12'3 (4.34m x 3.73m)

Laminate Flooring, French Doors Opening to Garden, T.V Point, Coved Ceiling, Double Glazed Window to Side Aspect, Double Panel Radiator, Juliet Balcony, Hive Heating System.

Kitchen Area

7'7 x 11'3 (2.31m x 3.43m)

Vinyl Flooring, Built in Fridge/Freezer, Tiled Splash Back, 4 Ring Gas Hob, AEG Built in Cooker, Wall Mounted Ideal Logic Max (installed in 2024), Double Glazed Window to Front Aspect, Cupboards at Eye and Base Level, Roll Top Work Surfaces.

Two Allocated Parking Spaces

Two Space Allocated at the Front of the Block,

Local Information

Block is managed by Home Group and this property is available to purchase as Shared Ownership or Full Ownership.

Charges payable:

The current monthly charges payable to Home Group from 1st April 2026

are £500.73 and are broken down as follows:

- Rent- £334.29
- Management charge – £18.33
- Insurance charge- £34.39
- Service charge - £66.30
- Reserve fund - £47.42

The above charges are reviewed annually on 1st April.

No ground rent payable

Charges are reviewed annually on 1st April.

Anyone wishing to purchase the property must be assessed and

approved by Home Group before any sale can be agreed.

Sales Information:

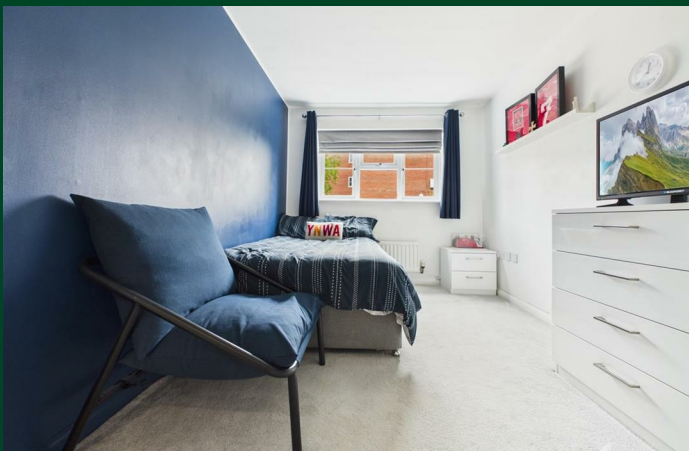
- Tenure: Leasehold
- Scheme: Shared Ownership
- Percentage: 50%
- Price: £120,000 (50% of the 100% market value £ 240,000)

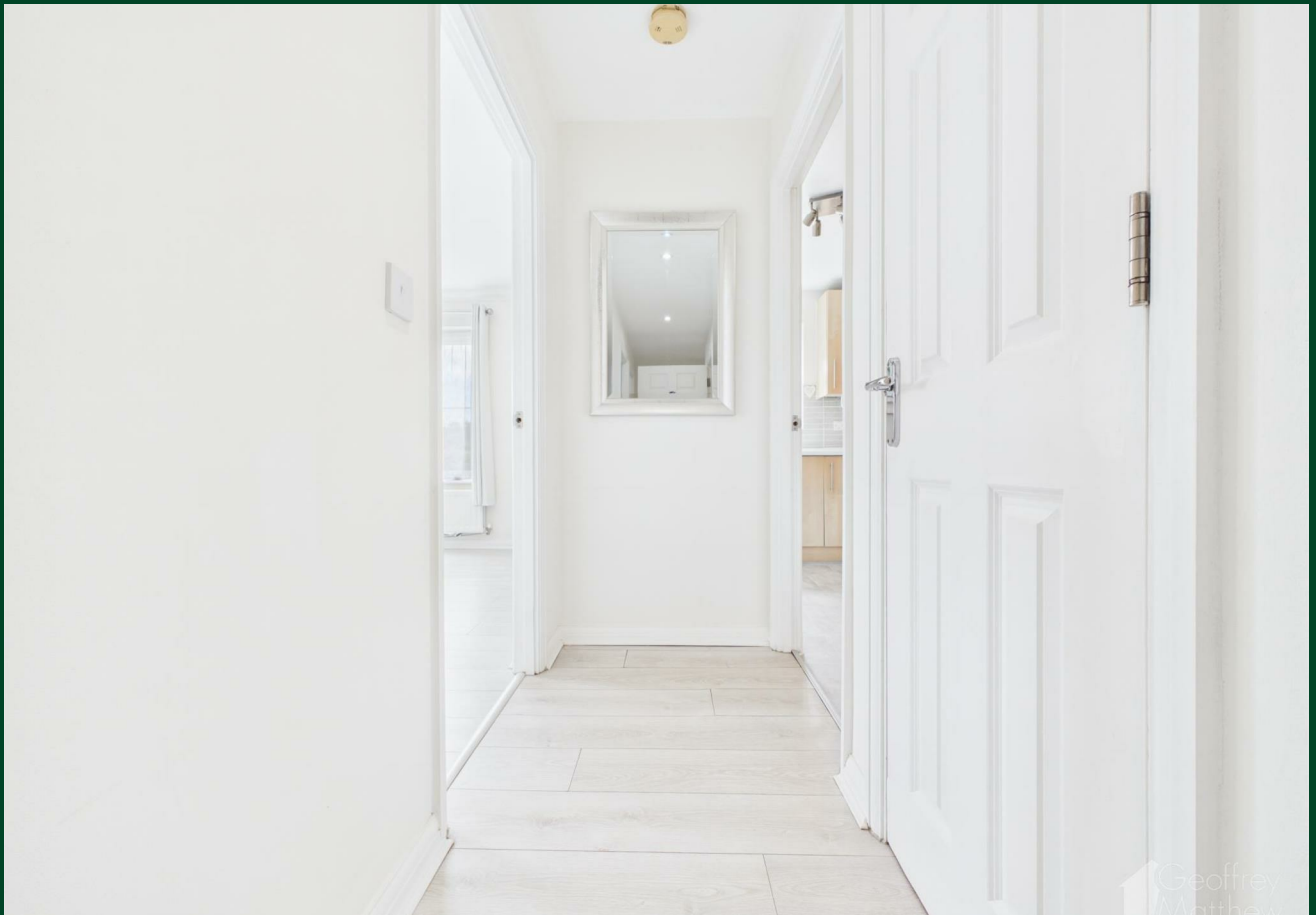
• Staircasing : The buyer can purchase more shares simultaneously, in 10% minimum tranches, whilst purchasing the property.

• Lease term: 99 years from 1 st April 2008

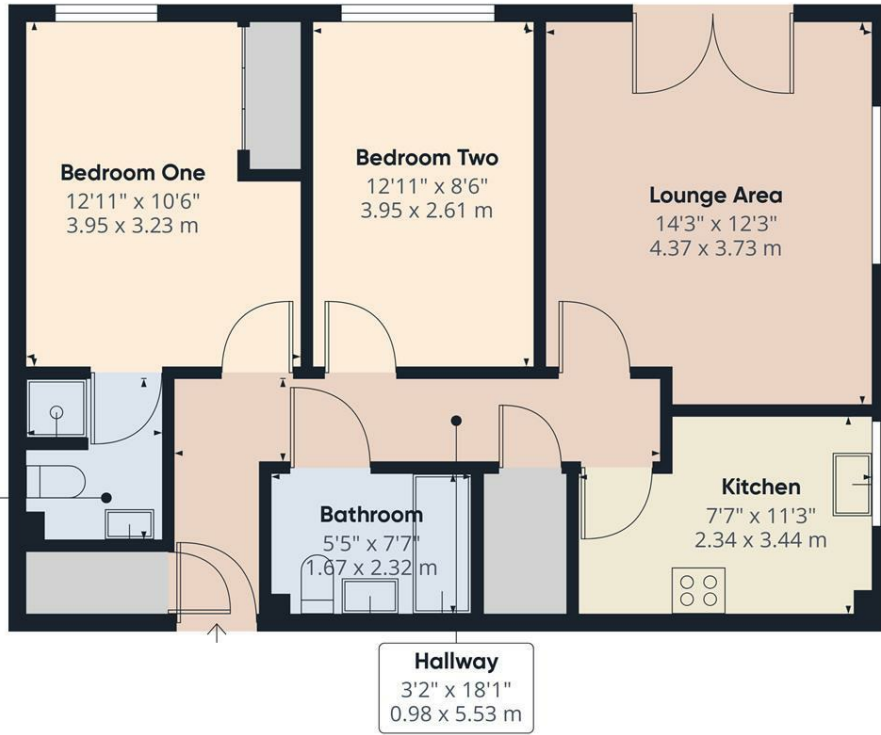
• Pets : Not permitted without written confirmation from the landlord.

Cotswold Drive is situated in a peaceful position in Great Ashby which was built around 2008.





Floor Plan



Approximate total area⁽¹⁾
683 ft²
63.4 m²

(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.

GIRAFFE360



Council Tax Details

Band: B

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

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