



Mendip Way, Great Ashby, Stevenage, SG1 6GW

EXCEPTIONAL Two Bedroom 1st Floor Apartment with GARAGE and DRIVEWAY situated in Great Ashby. Features include, OPEN PLAN KITCHEN, Lounge and Dining Area, MASTER BEDROOM with FITTED ENSUITE, and Further 2nd Double Room, Modern Bathroom, 108 Years Remaining on Lease, NO ONWARD CHAIN

Offers In The Region Of £240,000

Mendip Way, Great Ashby, Stevenage, SG1 6GW

- Exceptional Two Bedroom 1st Floor Apartment with Garage and Driveway
- Open Plan Kitchen, Dining Area and Lounge
- Further Double 2nd Bedroom
- 108 Years Remaining on the Lease
- Viewing Strongly Recommended
- Situated on the Edge Of Great Ashby
- Master Bedroom with Fitted Ensuite
- Modern Bathroom
- No Onward Chain

Entrance Hallway

18'0 x 2'10 (5.49m x 0.86m)

Door to Front Aspect, Laminate Flooring, Single Panel Radiator, Cupboard with Mega Flow Tank, Doors to all rooms.

Bedroom Two

13'3 x 8'4 (4.04m x 2.54m)

Double Glazed Window to Front Aspect, Single Panel Radiator.

Bedroom One

13'2 x 10'2 (4.01m x 3.10m)

Double Glazed Window to Front Aspect, Single Panel Radiator, Door to Ensuite, Fitted Double Wardrobe.

Ensuite

7'8 x 4'1 (2.34m x 1.24m)

Low Level W.C, Double Glazed Window to Front Aspect, Extractor Fan, Wash Basin with Mixer Tap, Tiled Flooring, Tiled Splash Back.

Open Plan Kitchen Area, Dining Room and Lounge

25'1 x 15'1 (7.65m x 4.60m)

Kitchen Area, Cupboards at Eye and Base Level, Roll Top Work Surfaces, Gas Hob and Electric Oven, Extractor Fan, Double Glazed Window to Side Aspect, Space for Fridge/Freezer, Built in Washing Machine, Tiled Flooring, Tiled Splash Back, Stainless Steel Sink and Mixer Tap.

Lounge and Dining Area - 2 x Double Panel Radiators, Laminate Flooring, 2 x Double Glazed Window to Front Aspect.

Bathroom

4'11 x 6'10 (1.50m x 2.08m)

P-Shaped Bath, Tiled Splash Back, Low Level W.C, Shaver Point, Extractor Fan, Wash Basin with Tiled Surround.

Garage and Driveway and Allocated Parking Space

Garage - Metal Up and Over Door with Driveway in front of the Garage,

Allocated Parking Space - Located at the rear of the Building.

Local and Lease Information

110 Years Remaining (Property was built in 2009 with 125 Years)

Ground Rent - £100 Per Year

Service Charge £150 Per Month

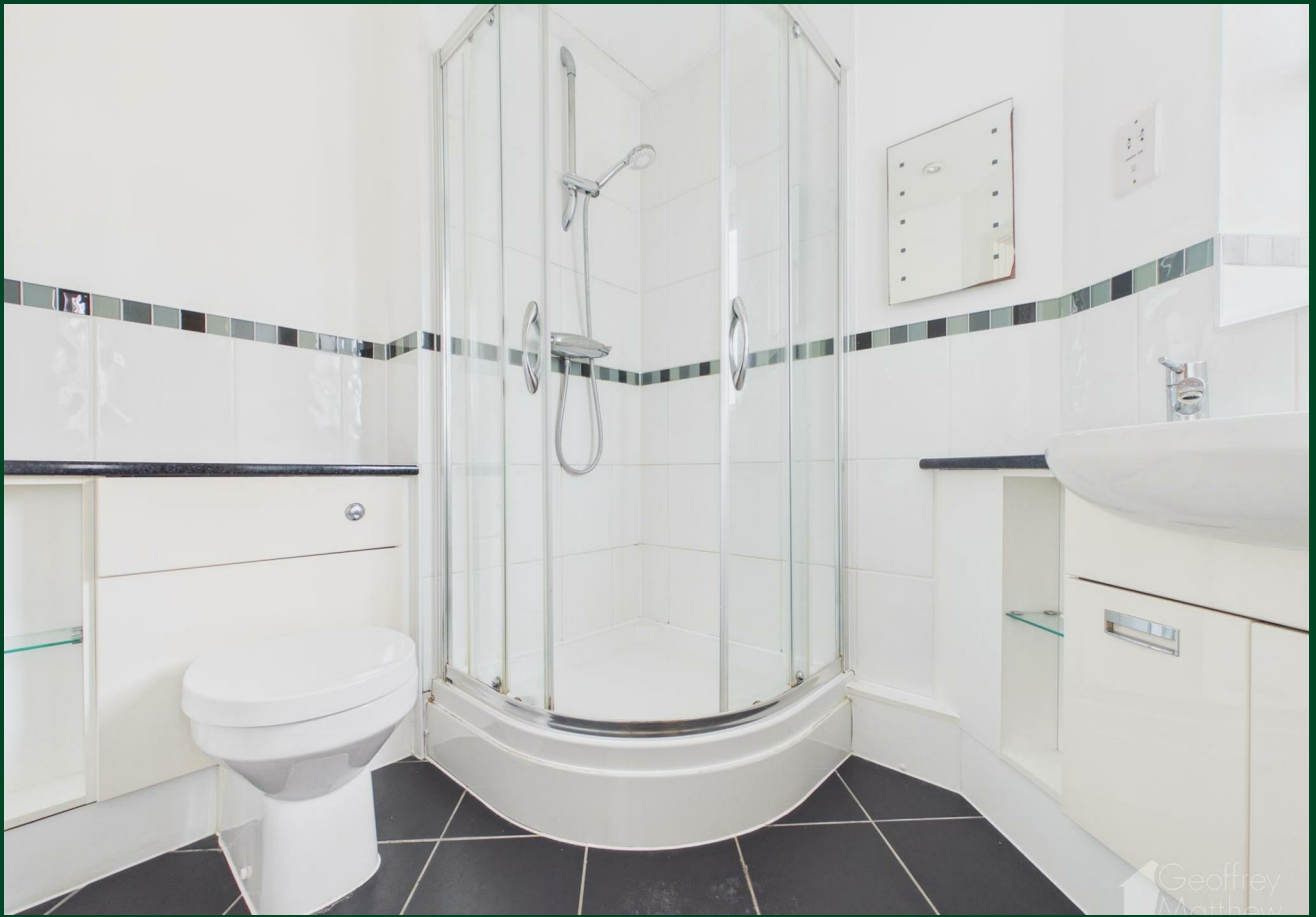
Council Tax Band B

The Ground Rent fee increases by £50.00 every 25 years, the next increase will be in 2035

Local Information

Moorfoot House is privately build apartments which were built circa 2006, and are ideally positioned in Great Ashby within close proximity to countryside.





Geoffrey
Atkinson

Floor Plan



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			(81-91) A		
(81-91) B			(69-80) B		
(69-80) C			(55-68) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(1-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs			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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