97 Roman Road

Little Stanion, NN18 8GQ

Simpson West

NO CHAIN. Being situated within the sought after modern village of Little Stanion, is this rarely available highly spacious FIRST FLOOR apartment which is presented in outstanding condition throughout.

Providing deceptively spacious, high specification accommodation which includes an open plan living/kitchen/dining room with the kitchen having been refitted to include 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. Service charge and ground rent applicable, amount to be confirmed. Energy Rating B. Council Tax Band B.
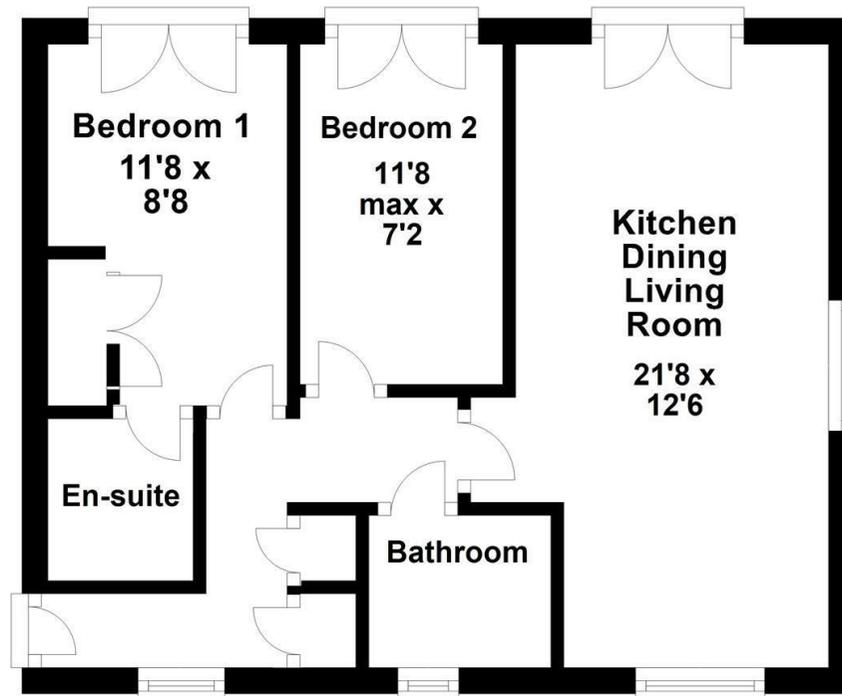
£169,000

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Simpson West

First Floor

Bedroom 1
11'8 x
8'8

Bedroom 2
11'8
max x
7'2

**Kitchen
Dining
Living
Room**
21'8 x
12'6

En-suite

Bathroom

Energy Efficiency Rating

		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(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

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