



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



2



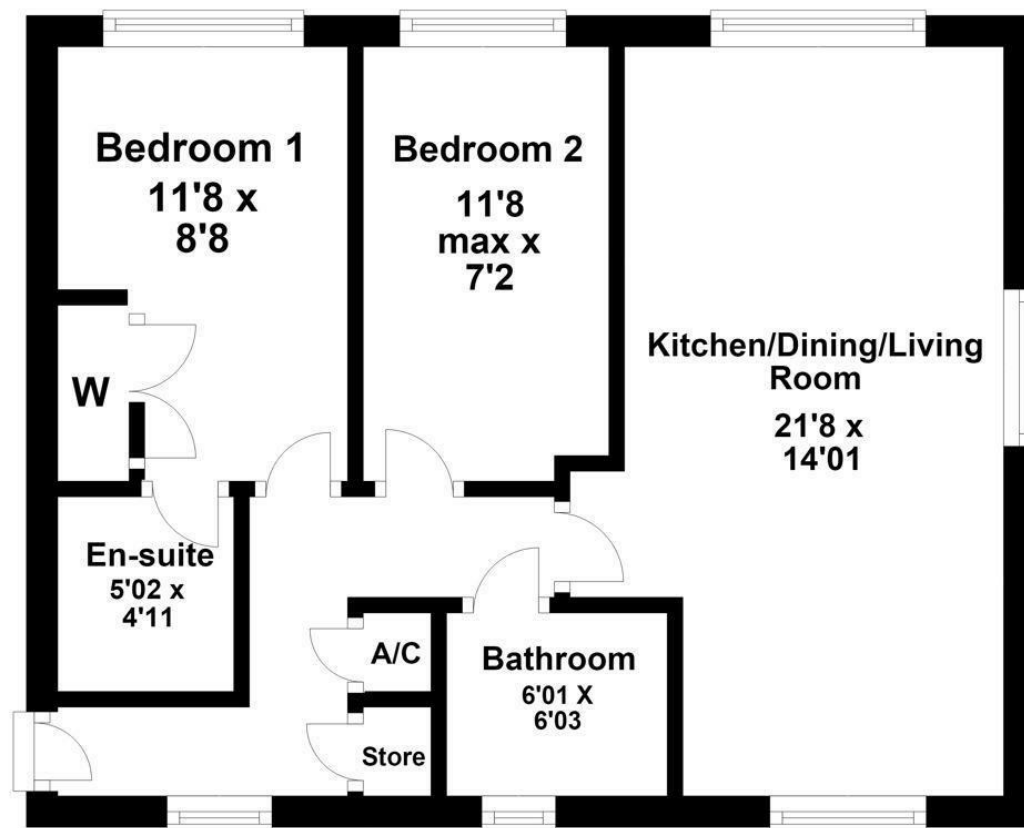
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1



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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	



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