



Cotswold Drive, Great Ashby, Stevenage, SG1 6GT

****50% SHARED OWNERSHIP**** WONDFULLY 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, Lease Increased to 990 Years, VIEWING STONGLY SUGGESTED.

£240,000

Cotswold Drive, Great Ashby, Stevenage, SG1 6GT



- Wonderfully Presented and Spacious Two Bedroom Ground Floor Apartment
- 50% Shared Ownership
- Lounge and Dining Area with Juliet Balcony
- Lease Being Increased to 990 Years
- Two Allocated Parking Spaces
- Open Aspect over the Communal Gardens
- Two Double Bedrooms
- Situated on the Edge Of Great Ashby
- Fitted Kitchen
- Fitted Bathroom and Ensuite to the Principle Bedroom

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

Sales Information:

- This is a shared ownership property. However, it is possible to sell the leaseholders 50% share and the remaining 50% owned by Home Group to achieve a 100% outright sale. This is known as resale and simultaneous staircasing.
- Solicitors may charge additional legal fees to their buyer for dealing with this type of transaction. We recommend that you advise the applicant of this, should they consider purchasing the property this way.
- The Freehold cannot be purchased and therefore the property will remain as leasehold.
- The surveyor has determined an outright sales price of £ 240,000 Should a willing buyer be found Home Groups 50% share, which is

non-negotiable, is £120,000

- *Important* The current RICS valuation is valid until the 21st of October 2026 . If a sale has not been agreed by this date, we will require an updated valuation report or emailed confirmation from the surveyor that the valuation remains valid.

Charges payable:

Monthly Charges:

- Insurance: £ 34.39
- Management charge: £ 18.33
- Reserve fund: £ 47.42
- Service charge: £ 66.30

The above charges are reviewed annually on 1 st April.

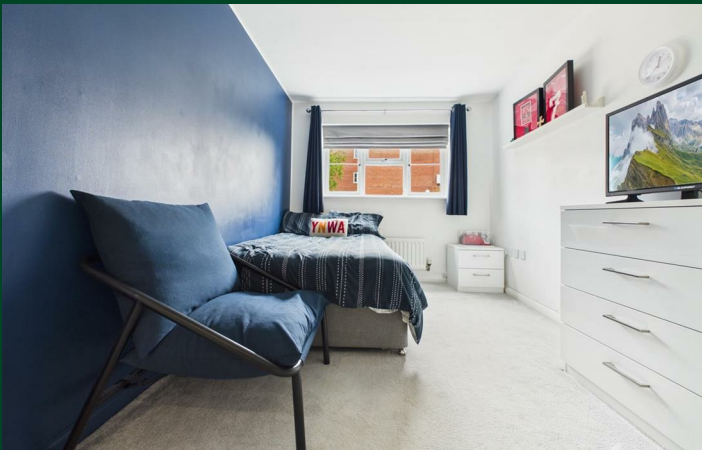
No ground rent payable

- Lease term: Increasing to 990 Years
- Pets : Not permitted without written confirmation from the landlord.

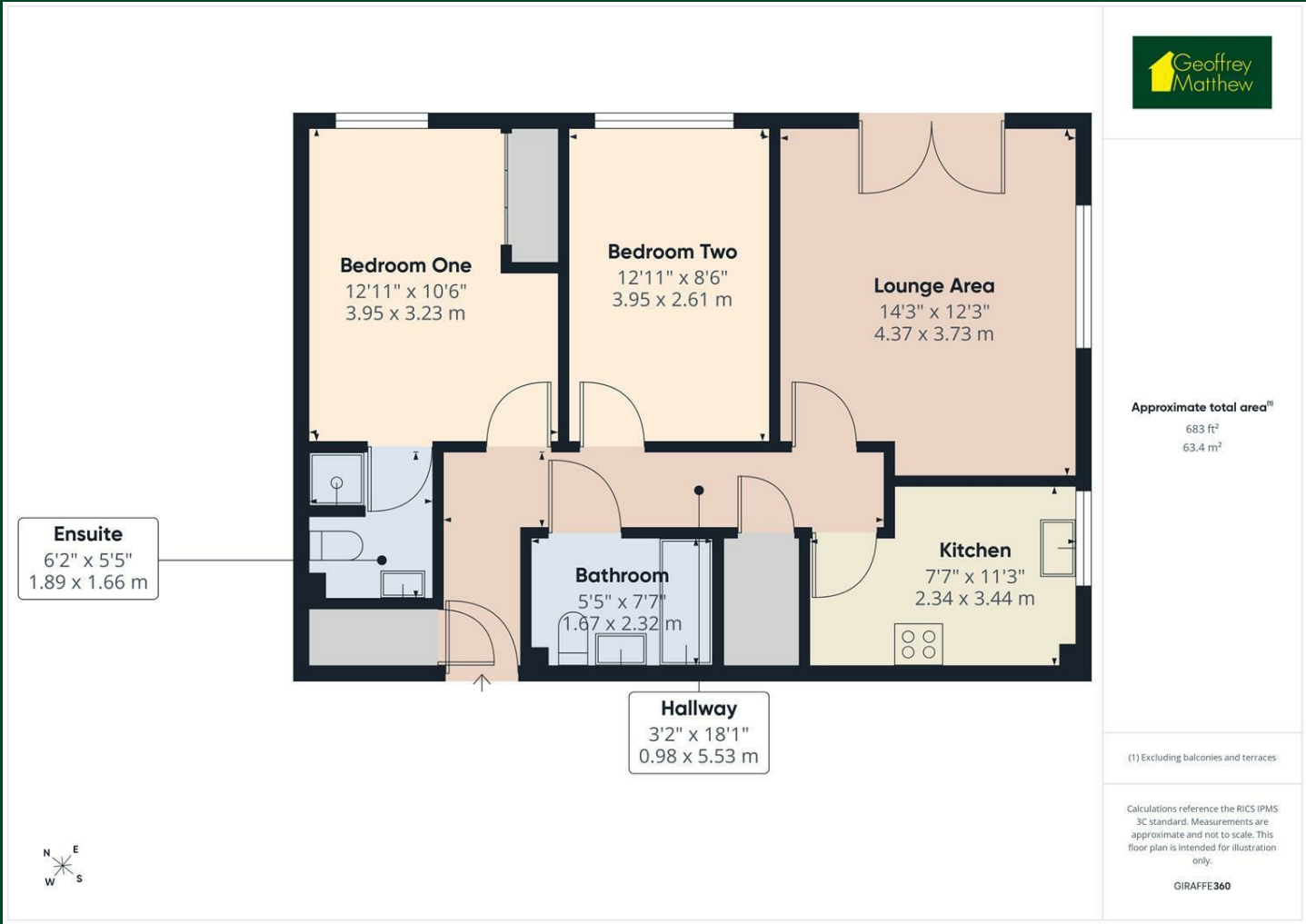
Cotswold Drive is situated in a peaceful position in Great Ashby which was built around 2008.



Directions



Floor Plan



Council Tax Details

Band B

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

