



## Haybluff Drive, Great Ashby, Stevenage, SG1 6HA

GUIDE PRICE £260,000 - £270,000 SPACIOUS and WELL PRESENTED Two Bedroom Apartment close to Tilekiln WOODLAND on the Edge of Great Ashby with Allocated Parking. Features include Fitted Kitchen, Lounge and Dining Area, Bathroom and Ensuite, Two Spacious Bedrooms, 105 YEARS REMAINING ON THE LEASE, Viewing Strongly Recommended.

Guide Price £260,000

# Haybluff Drive, Great Ashby, Stevenage, SG1 6HA

- Spacious and Well Presented Two Bedroom Apartment
- Allocated Parking
- Lounge and Dining Area
- Two Double Bedrooms
- Viewing Strongly Recommended
- Close to Tilekile Woodland on the Edge of Great Ashby
- Fitted Kitchen Area
- Bathroom and Ensuite to Master Bedroom
- 105 Years Remaining on the Lease

## Entrance Hallway

Single Panel Radiator, Entry Phone System, Door to Front Aspect, Consumer Unit.

## Bedroom One

11'0 x 10'2 (3.35m x 3.10m )

Fitted Wardrobes, Double Glazed Window to Front Aspect, T.V Point, Door to Ensuite.

## Ensuite

6'6 x 5'5 (1.98m x 1.65m )

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

## Bedroom Two

14'5 x 7'3 (4.39m x 2.21m )

2 x Double Glazed Window to Side Aspect, Double Panel Radiator.

## Family Bathroom

6'4 x 5'4 (1.93m x 1.63m )

Low Level W.C, Wash Basin with Mixer Tap, Tiled Splash Back, Extractor Fan, Bath with Mixer Tap and Hand Held Shower.

## Lounge and Dining Area

10'11 x 19'9 (3.33m x 6.02m )

2 x Double Glazed Window Side Aspect, Single Panel Radiator x 2, Electric Fireplace, Smoke Alarm, T.V Point.

## Kitchen Area

13'0 x 5'9 (3.96m x 1.75m )

Roll Top Work Surfaces, Cupboards at Eye and Base Level, Worcester Combi Green Star Boiler, Space for Fridge/Freezer and Washing Machine, Tiled Splash Back, Extractor Fan, Cupboards at Eye and Base Level, Double Glazed Window to Side Aspect, Stainless Steel Sink and Mixer Tap.

## Local Information and Lease Information

Situated in one of the most peaceful positions on the border of Great Ashby, this property is close to Tilekiln Wood with Rural walks to Weston Village.

Lease Information - 105 Years Remaining on the lease.

Ground Rent will be reviewed 1st November 2031,

Ground Rent currently £150 P/A

Service Charge £127.21p PCM

Council Tax Band - B

Red Brick are the management company.

## Allocated Parking

Situated at the Rear of the block.





# Floor Plan



## Council Tax Details

Band: B

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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