



Cotswold Drive, Great Ashby, Stevenage, Herts, SG1 6GT

50% Shared Ownership £120,000



****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, VIEWING STONGLY SUGGESTED.



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
Block is managed by Home Group and this property is available to purchase as Shared Ownership or Full Ownership.
Charges payable:
The current monthly charges payable to Home Group from 1st April 2026 are £500.73 and are broken down as follows:

- Rent- £334.29
- Management charge – £18.33
- Insurance charge- £34.39
- Service charge - £66.30
- Reserve fund - £47.42

The above charges are reviewed annually on 1st April.
No ground rent payable
Charges are reviewed annually on 1st April.

Anyone wishing to purchase the property must be assessed and approved by Home Group before any sale can be agreed.

Sales Information:

- Tenure: Leasehold
- Scheme: Shared Ownership
- Percentage: 50%
- Price: £120,000 (50% of the 100% market value £ 240,000)

- Staircasing : The buyer can purchase more shares simultaneously, in 10% minimum tranches, whilst purchasing the property.
- Lease term: 99 years from 1 st April 2008
- 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.

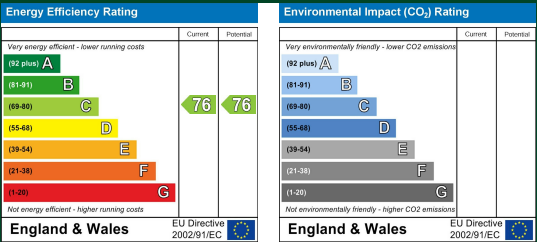
Area Map



Floor Plans



Energy Efficiency Graph



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.

Old Harlow: 01279 444988 Email: harlow@geoffreymatthew.co.uk
Great Ashby: 01438 740111 Email: greatashby@geoffreymatthew.co.uk