



## Whernside Drive, Great Ashby, Stevenage, SG1 6HW

EXCELLENTLY PRESENTED and SPACIOUS Two Bedroom Apartment with ALLOCATED PARKING situated on the edge of Great Ashby close to Open Countryside. Features include, FITTED KITCHEN, OPEN PLAN Lounge and Dining Area, TWO DOUBLE BEDROOMS, Bathroom and Ensuite to Master Bedroom, 983 YEARS REMAINING ON THE LEASE, VIEWING STRONGLY SUGGESTED, NO ONWARD CHAIN.

£225,000

# Whernside Drive, Great Ashby, Stevenage, SG1 6HW



- Excellent Presented and Spacious Two Bedroom Apartment
  - Open Plan Lounge/Diner with Juliet Balcony
  - Fitted Kitchen
  - 983 Years Remaining on the Lease
- One Allocated Parking Space
  - Phone Entry System
  - Two Double Bedrooms
- En-suite Shower Room
  - Situated on the edge of Great Ashby close to Countryside.
  - No Onward Chian

### Entrance Hallway

7'6 x 3'5 (2.29m x 1.04m )  
Door to Front Aspect, Coved Ceiling, Entry Phone System, Single Panel Radiator, Smoke Alarm, Cupboard with Mega Flow Tank.

### Bedroom Two

8'4 x 7'0 (2.54m x 2.13m )  
Single Panel Radiator, Broadband Connection, Double Glazed Window to Rear Aspect, Fitted Wardrobes.

### Bedroom One

14'3 x 8'9 (4.34m x 2.67m )  
Single Panel Radiator, Double Glazed Window to Front Aspect, Coved Ceiling, 4 x Fitted Wardrobes.

### Ensuite

5'4 x 5'10 (1.63m x 1.78m )  
Low Level W.C, Wash Basin with Mixer Tap, Tiled Flooring, Shower Cubicle and Main Shower, Double Glazed Window to Rear Aspect, Shaver Point, Fully Tiled Surround, Vanity Cupboard, Extractor Fan.

### Open Plan Lounge, Dining Area

14'2 x 13'8 (4.32m x 4.17m )  
Double Panel Radiator, Juliet Balcony, T.V Point.

### Kitchen

8'4 x 8'9 (2.54m x 2.67m )  
Roll Top Work Surfaces, Cupboards at Eye and Base Level, Display Cabinets, Gas Hob and Electric Oven, Stainless Steel Sink and Mixer Tap, Double Glazed Window to Rear Aspect.

### Bathroom

8'4 x 7'0 (2.54m x 2.13m)  
Low Level W.C, Wash Basin with Mixer Tap, P-Shaped Bath and Mixer Tap, Heated Towel Rail, Spot Lighting, Extractor Fan, Porcelain Tiled Flooring, Tiled Splash Back, Shaver Point, Vanity Cupboard,

### Allocated Parking

Allocated Parking Space located at the rear of the block.

### Local Information and Lease Information

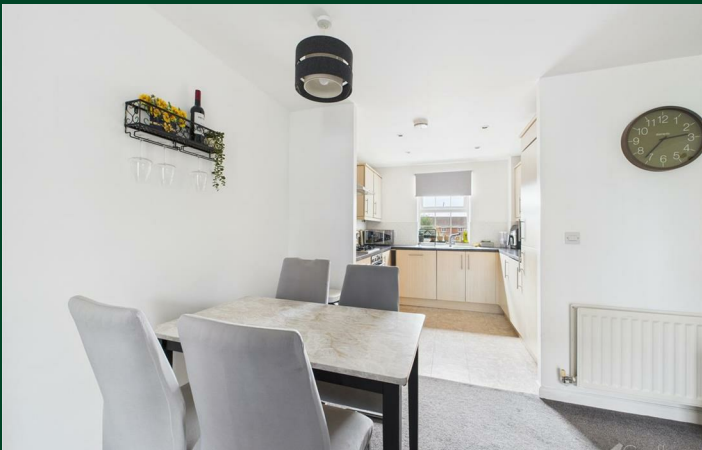
Whernside Drive is situated in a peaceful position

in Great Ashby which was built around 2006.

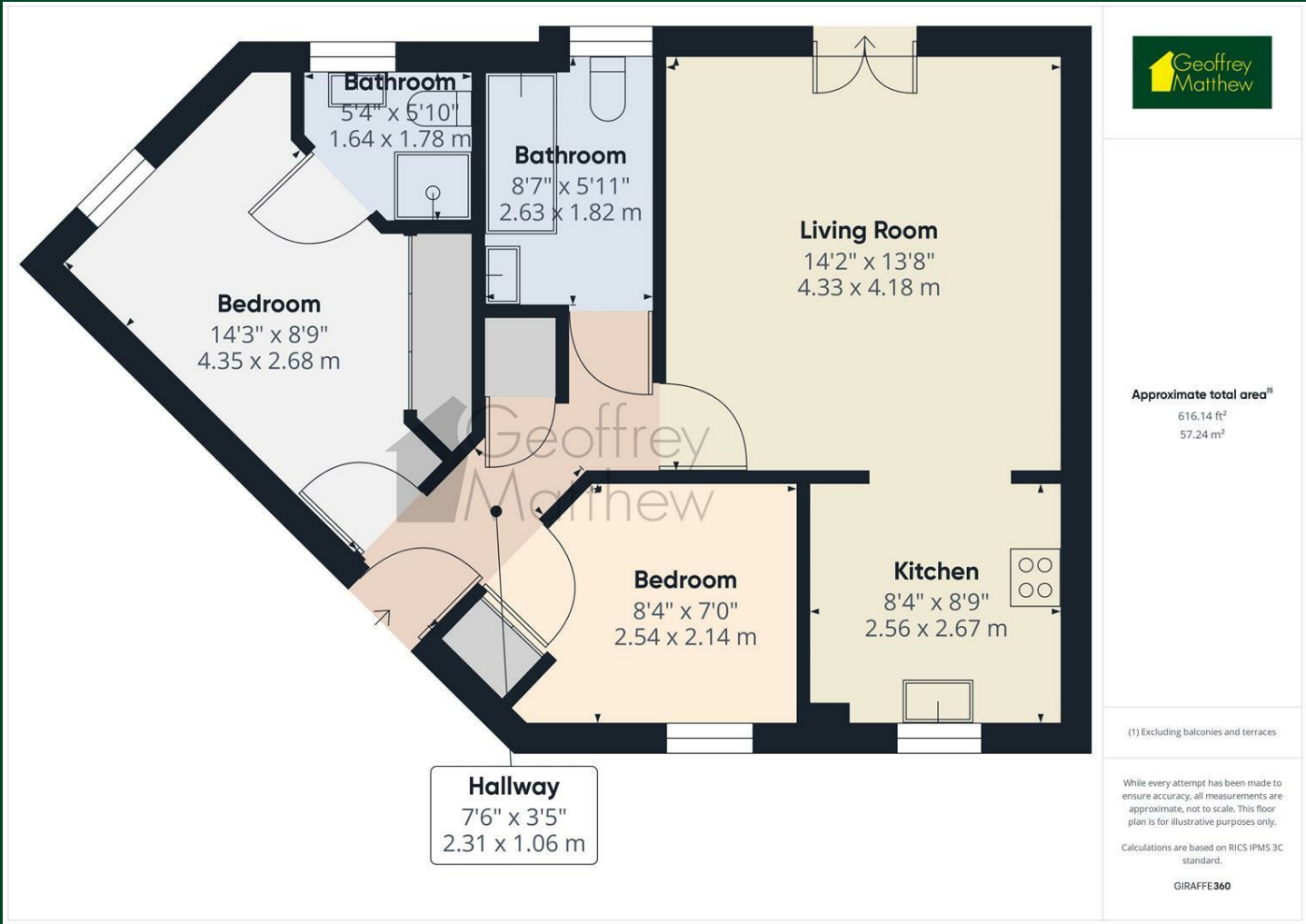
Lease information -  
Years Remaining - 999 Years from 2006 therefore 983 Years Remaining  
Ground Rent - £125 P/A Paid to Redbrick  
Service Charge - £774 P/A Paid to Homegroup  
Ground Rent Review - The GR hereby reserved shall on each of the review dates be adjusted either upwards or downwards (but subject to the ground rent never falling below the actual amount of the yearly rent specified in the definition of GR in the particulars hereof) by reference to any % change in the index between, full copy of the lease available.



## 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.

| 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 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |