



Mendip Way, Stevenage, SG1 6GY

SPACIOUS Two Bedroom Apartment with ALLOCATED PARKING situated on the edge of Great Ashby close to Open Countryside. Features include, NEWLY DECORATED THROUGHOUT, FITTED KITCHEN, Lounge and Dining Area, TWO DOUBLE BEDROOMS, Bathroom, OFFERED WITH NO ONWARD CHAIN, VIEWING STONGLY SUGGESTED.

Offers Over £225,000

Mendip Way, Stevenage, SG1 6GY



- Spacious Two Bedroom Apartment
- Fitted Kitchen
- Bathroom
- Newly Decorated Throughout
- Allocated Parking
- Lounge and Dining Room
- Offered with No Onward Chain
- Situated on the Edge of Great Ashby close to Open Countryside
- Two Double Bedrooms
- Viewing Strongly Recommended

Entrance Hallway

10'4 x 3'5 (3.15m x 1.04m)

Double Glazed Door to Front Aspect,
Cupboard with Mega Flow Tank, Storage
Cupboard, Single Panel Radiator,
Entry, Spot Lighting.

Kitchen

8'0 x 9'4 (2.44m x 2.84m)

Roll Top Work Surfaces, Cupboard at Eye
and Base Level, Ideal ICOS Boiler, Tiled
Splash Back, Stainless Steel Sink and
Drainer, Double Glazed Window to Rear
Aspect, Gas Hob and Oven, Vinyl Flooring,
Built in Washing Machine, Space for
Fridge/Freezer, Single Panel Radiator.

Lounge/Diner with Bay Window

19'6 x 10'6 (5.94m x 3.20m)

Bay Window to Front Aspect, T.V Point, 2 x One Allocated Parking Space located at the
rear of the block.

Double Panel Radiator, Heating Control,
Single Panel Radiator.

Bedroom One

11'3 x 9'4 (3.43m x 2.84m)

Fitted Wardrobe, Juliet Balcony to Rear
Aspect, Single Panel Radiator.

Bedroom Two

9'4 x 10'7 (2.84m x 3.23m)

Juliet Balcony, Double Panel Radiator.

Bathroom

6'9 x 4'10 (2.06m x 1.47m)

Low Level W.C, Wash Basin with Tiled
Splash Back, Extractor Fan, Bath with
Mixer Tap, Tiled Flooring, Vanity
Cupboard, Shaver Point, Spot Lighting.

Allocated Parking

Lease and Local Information

Years Remaining on the Lease - 108 Years
remaining, lease commenced in Oct 2008
for 125 years.

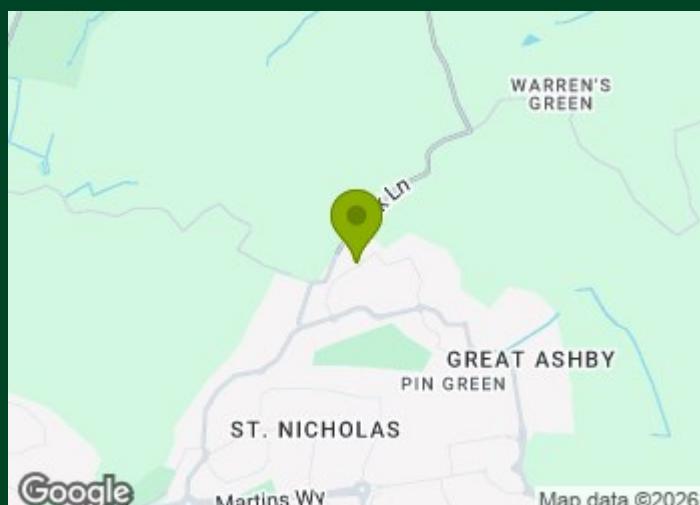
Pier Management Company

Ground Rent - £100 P/A

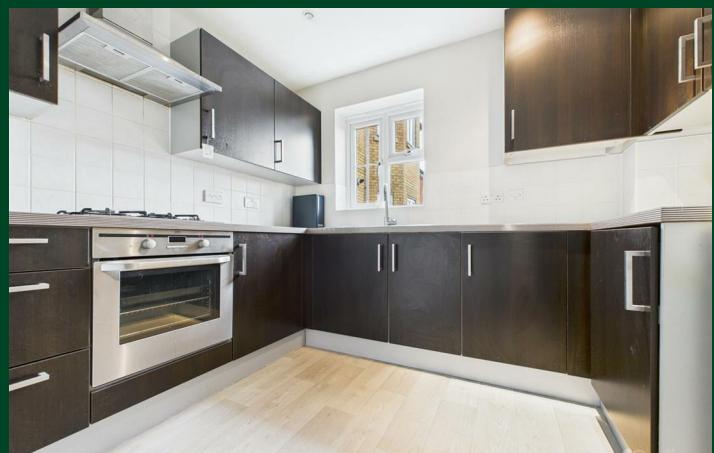
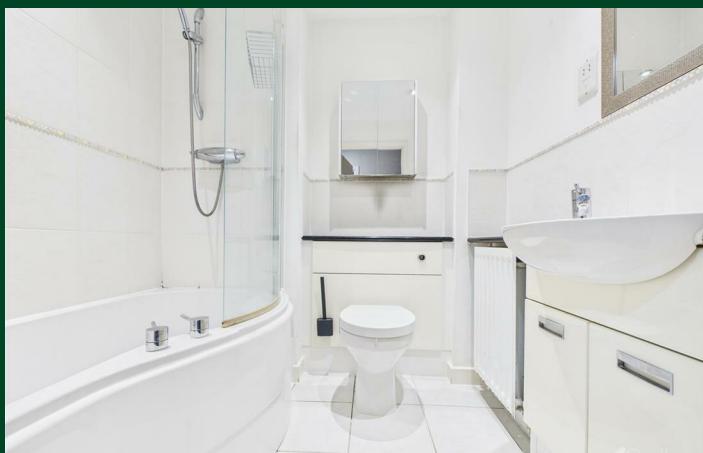
Service - Between £1000 and £1200 p/a

Review period on the Ground Rent - We
understand as per the lease pack the
review period is every 25 years and the GR
will double every 25 years.

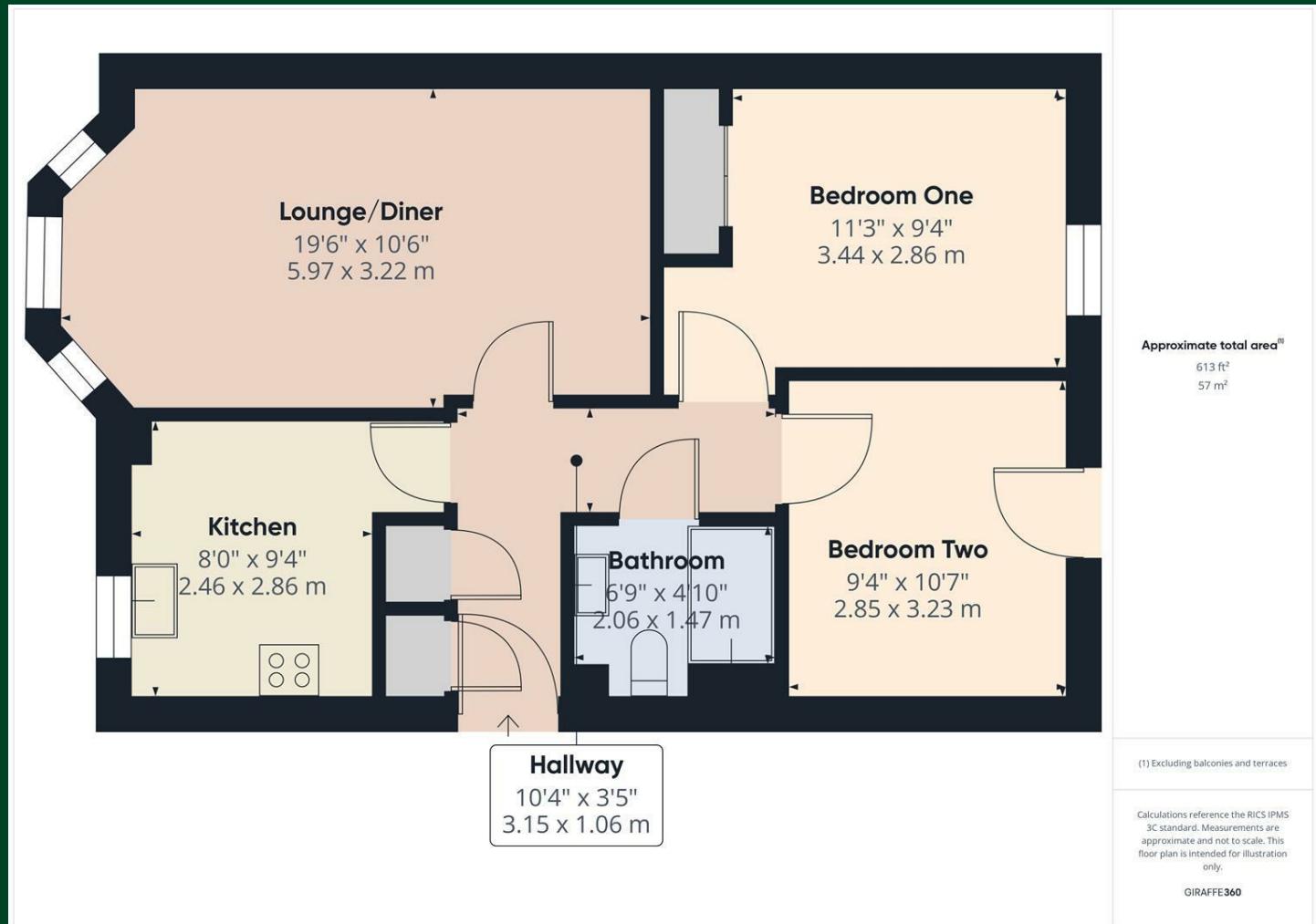
Local Information - Moorfoot House is
privately build apartments which were
built circa 2006, and are ideally
positioned in Great Ashby within close
proximity to countryside.



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 ₂) Rating | |
|---|--|--|-----------|
| | | Current | Potential |
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (70-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| EU Directive 2002/91/EC | | EU Directive 2002/91/EC | |
| England & Wales | | England & Wales | |

Very environmentally friendly - lower CO₂ emissions
(92 plus) A
(81-91) B
(70-80) C
(55-68) D
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(21-38) F
(1-20) G
Not environmentally friendly - higher CO₂ emissions