



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

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

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

One Allocated Parking Space located at the rear of the block.

Lease and Local Information

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

Pier Management Company

Ground Rent - £100 P/A

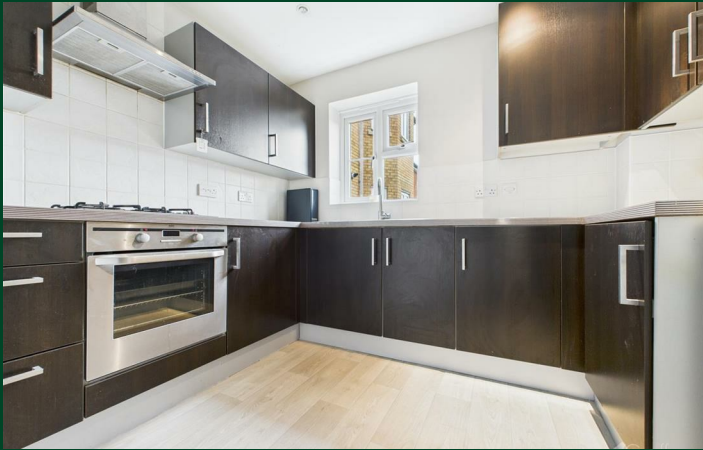
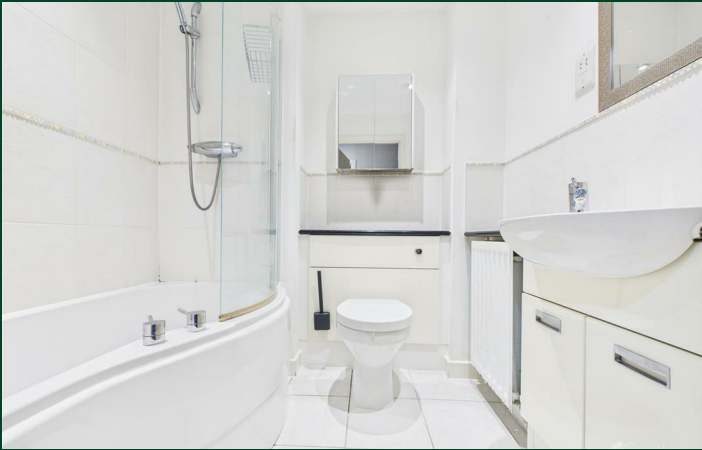
Service - Between £1000 and £1200 p/a

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.

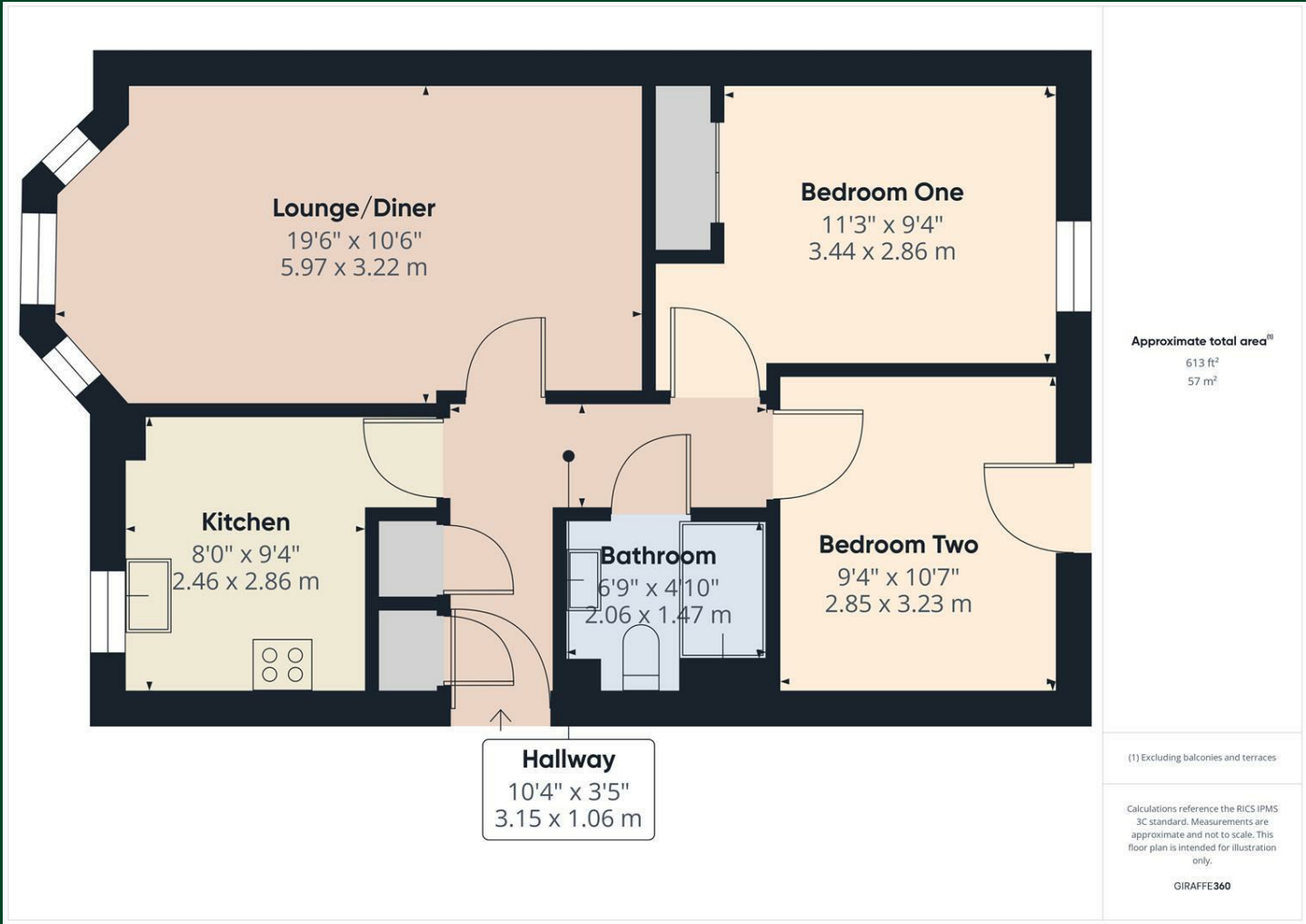
Local Information - Moorfoot House is privately build apartments which were built circa 2006, and are ideally positioned in Great Ashby within close proximity to countryside.



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