



## Fairfield Crescent, Great Ashby, Stevenage, SG1 6GF

WELL PRESENTED and Spacious Two Bedroom Apartment with ALLOCATED PARKING SPACE, located close to Woodland and The Neighbourhood Centre Shopping Complex. Features include, FITTED KITCHEN, Lounge and Dining Room, SPACIOUS MASTER BEDROOM and SECOND BEDROOM, Fitted Bathroom, 104 YEARS REMAINING ON THE LEASE, No EW1S Form Required, Viewing Highly Recommended.

£225,000

# Fairfield Crescent, Great Ashby, Stevenage, SG1 6GF



- Well Presented and Spacious Two Bedroom Apartment
- 104 Years Remaining on the Lease
- Two Spacious Bedrooms
- Viewing Suggested
- Allocated Parking Space
- Fitted Kitchen
- Fitted Bathroom
- Located close to Woodland and The Neighbourhood Centre Shopping Complex
- 17ft Lounge and Dining Room
- Gas Central Heating

## Entrance Hallway

Laminate Flooring, Single Panel Radiator, Entry Phone System, Large Storage Cupboard, Electric Meter, Doors to all rooms.

## Bedroom One

13'1" x 9'2" (3.99 x 2.79)  
Laminate Flooring, Single Panel Radiator, Double Glazed Window to Front Aspect, Fitted Wardrobe.

## Bedroom Two

13'2" x 7'5" (4.01 x 2.26)  
Single Panel Radiator, Double Glazed Window to Front Aspect, Laminate Flooring.

## Fitted Bathroom

6'0" x 7'4" (1.822 x 2.227)  
Low Level W.C, Bath and Hot and Cold Tap with Mains Shower, Tiled Splash Back, Tiled Flooring, Single Panel Radiator, Extractor Fan, Extractor Fan.

## Lounge and Dining Room

17'1" x 11'5" (5.21 x 3.48)  
Laminate Flooring, Juliet Balcony, Double Glazed Window to Rear Aspect, Single Panel Radiator, T.V Point.

## Kitchen

6'6" x 13'2" (1.98 x 4.01)  
Roll Top Work Surfaces, Cupboards at Eye and Base Level with Under Unit Lighting, Stainless Steel Sink and Mixer Tap, Gas Hob with Electric Fan Assisted Oven, Space for Fridge/Freezer and Washing Machine, Great Ashby close to the local shopping complex (The Neighbourhood Centre) and

Double Glazed Window to Rear Aspect, Tiled Splash Back, Single Panel Radiator, Wall Mounted Boiler, Tiled Flooring.

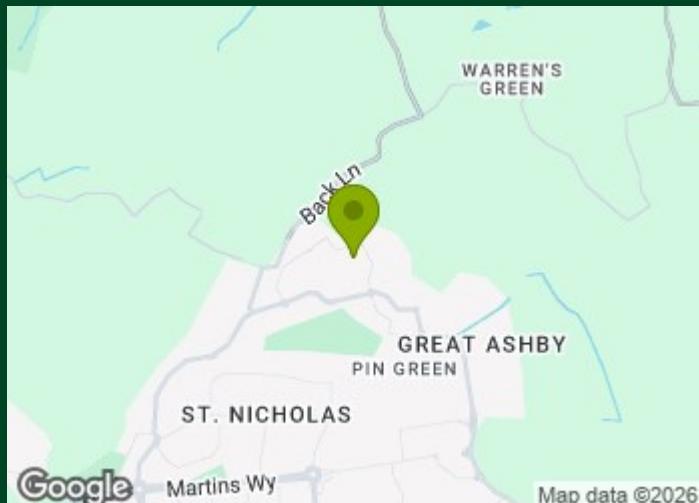
## Allocated Parking Space

One Allocated Parking Space situated to the rear of the block.

**Lease Information and Other Information**  
Lease Information - 105 Years remaining on the lease (Original Lease started in 2004 at 125) / £125.00 Ground Rent per P/A / Service Charge £63.67 PCM.

Management Company is Red Brick  
We can confirm the Ground Rent doubles every 25 years, i.e will increase from £125.00 to £250.00 in Nov 2029.

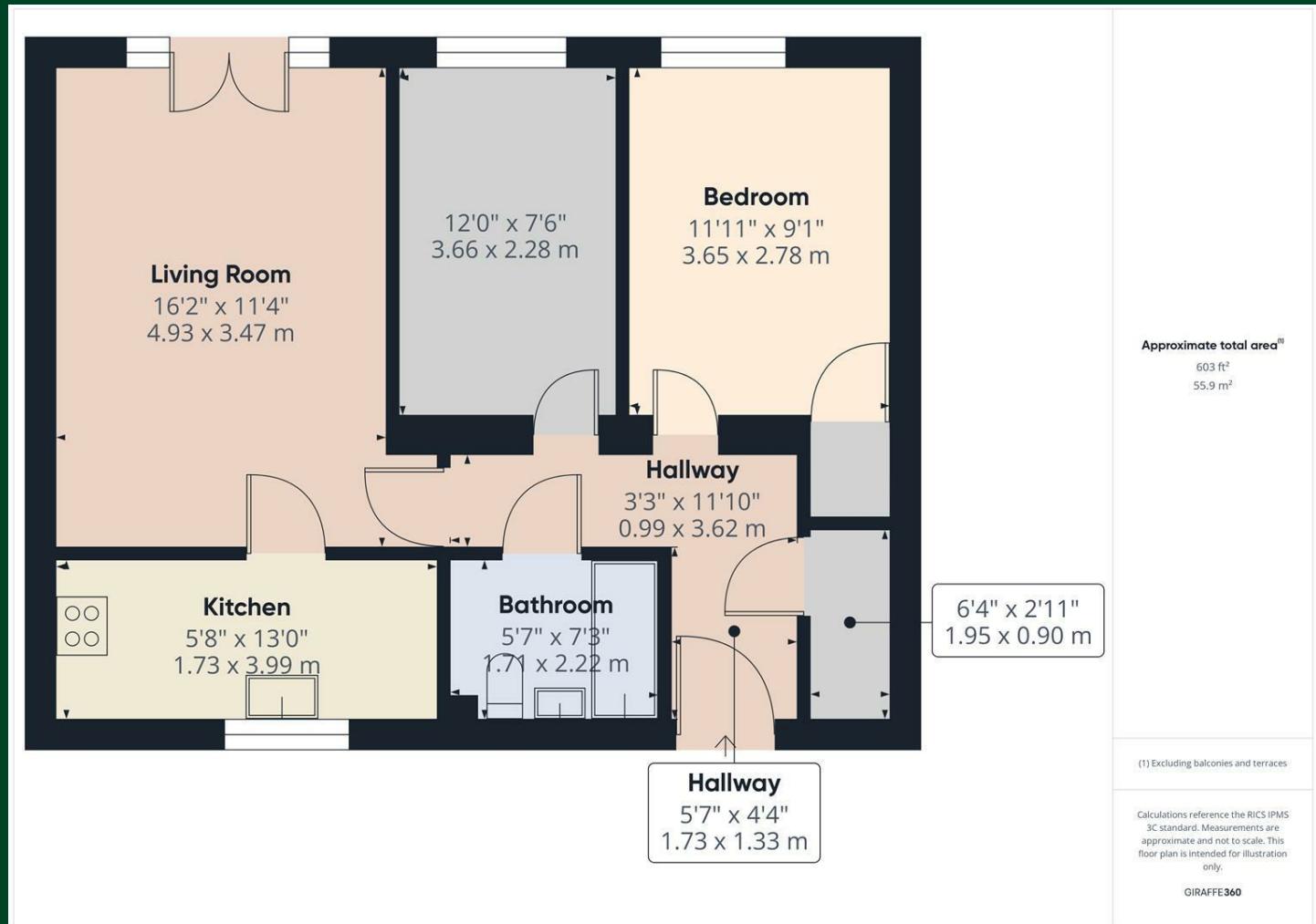
Fairfield Crescent is ideally positioned in Great Ashby close to the local shopping complex (The Neighbourhood Centre) and was built circa 2005.



## 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
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
<b>England &amp; Wales</b>		<b>England &amp; Wales</b>	

Very environmentally friendly - lower CO<sub>2</sub> emissions  
(92 plus) **A**  
(81-91) **B**  
(69-80) **C**  
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(39-54) **E**  
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Not environmentally friendly - higher CO<sub>2</sub> emissions