

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

Offers Over £212,000

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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.







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

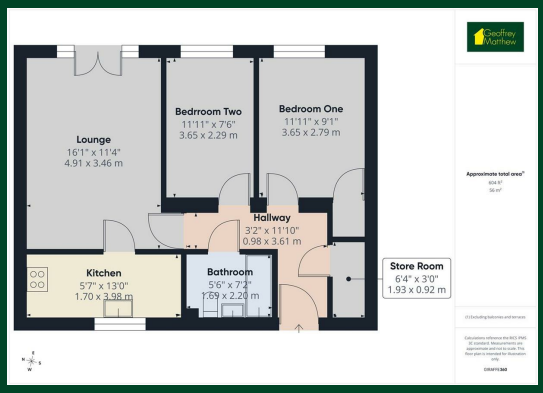
Allocated Parking Space
One Allocated Parking Space situated to the rear of the block.

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.

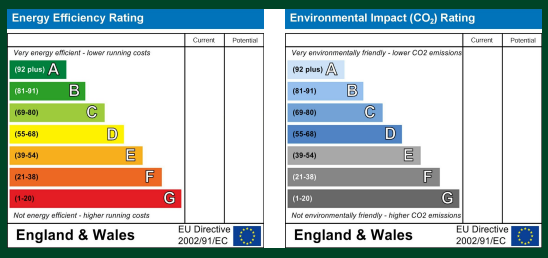
Area Map



Floor Plans



Energy Efficiency Graph



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