







Fairfield Crescent, Great Ashby, Stevenage, SG1 6GF

CHAIN FREE. Geoffrey Matthew Are Delighted To Be Able To Offer For Sale This well Presented And Spacious One bedroom 2nd Floor Apartment, Situated In The Very Heart Of The Sought After Great Ashby Area, Which Offers Close Proximity To A Range Of Local Amenities And Numerous woodland Walks. Internally Benefitting From A Generous Size Lounge, Fitted Kitchen And Modern Fitted Bathroom And Large Double Bedroom, Externally Offer Allocated Parking For One Car And several Visitor Spaces. CHAIN FREE !!!!!

Price £195,000

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- ONE BEDROOM APARTMENT
- 2ND FLOOR
- 103 YEARS REMAING ON THE LEASE
- 25 YEARS REVISE DATE FOR GROUND RENT
- DOUBLE BEDROOM
- SPACIOUS LOUNGE
- FITTED KITCHEN
- MODERN BATHROOM
- ALLOCATED PARKING
- CHAIN FREE

ENTRANCE HALLWAY

Access via a fire door, generous hallway with Grey Oak laminate flooring, wall mounted entry phone system, a large storage cupboard, single panel radiator and consumer unit.

LOUNGE/DINER

12'6" x 16'9" (3.813 x 5.109)
A very generous size lounge with UPVC Juliet doors and matching side panel windows, a continuation of the Grey Oak laminate flooring, two radiators, smoke alarm and media points.

FITTED KITCHEN

7'2" x 9'9" (2.189 x 2.981)
UPVC double glazed window to the rear aspect, Fitted with a good range of wood effect wall and base units with square edge worktops over, an inset one half bowl stainless steel sink and drainer with mixer tap, spaces for fridge freezer and washing machine, integral electric oven with gas hob and stainless steel chimney style extractor hood, under unit lighting, tiled splash back and vinyl tiled flooring, inset lighting and a single panel radiator

BEDROOM

12'8" x 11'0" (3.870 x 3.348)
A double bedroom with UPVC double glazed window to the front aspect, single panel radiator, and build in storage.

BATHROOM

6'7" x 6'7" (2.005 x 1.998)
Bath and Hot and Cold Taps with Mains Shower over, Low Level W.C, Tiled Splash Back, Wash Basin with Hot and Cold Taps, Quick Step Vinyl Flooring, Extractor Fan, Single Panel Radiator, Shaver Point.

ALLOCATED PARKING

One Allocated Parking Space with Visitor Parking Spaces.

LEASE INFORMATION

LEASE LENGTH 103 YEARS (125 YEARS FROM 2004)
SERVICE CHARGE £1200 P/A
GROUND RENT CURRENTLY £125 PA UNTIL 30TH NOVEMBER 2029
THIS WILL INCREASE TO £250 PA
REVISE DATE FOR GROUND RENT IS EVERY 25 YEARS AND THAT DOUBLES EVERY REVISE DATE



Directions


FAIRFIELD CRESCENT

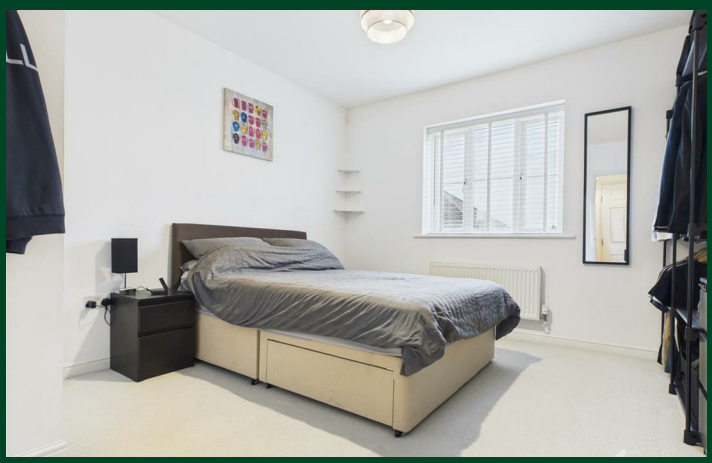


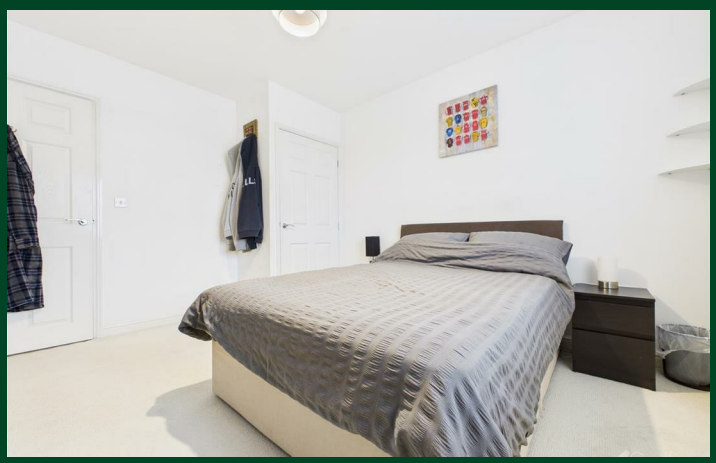




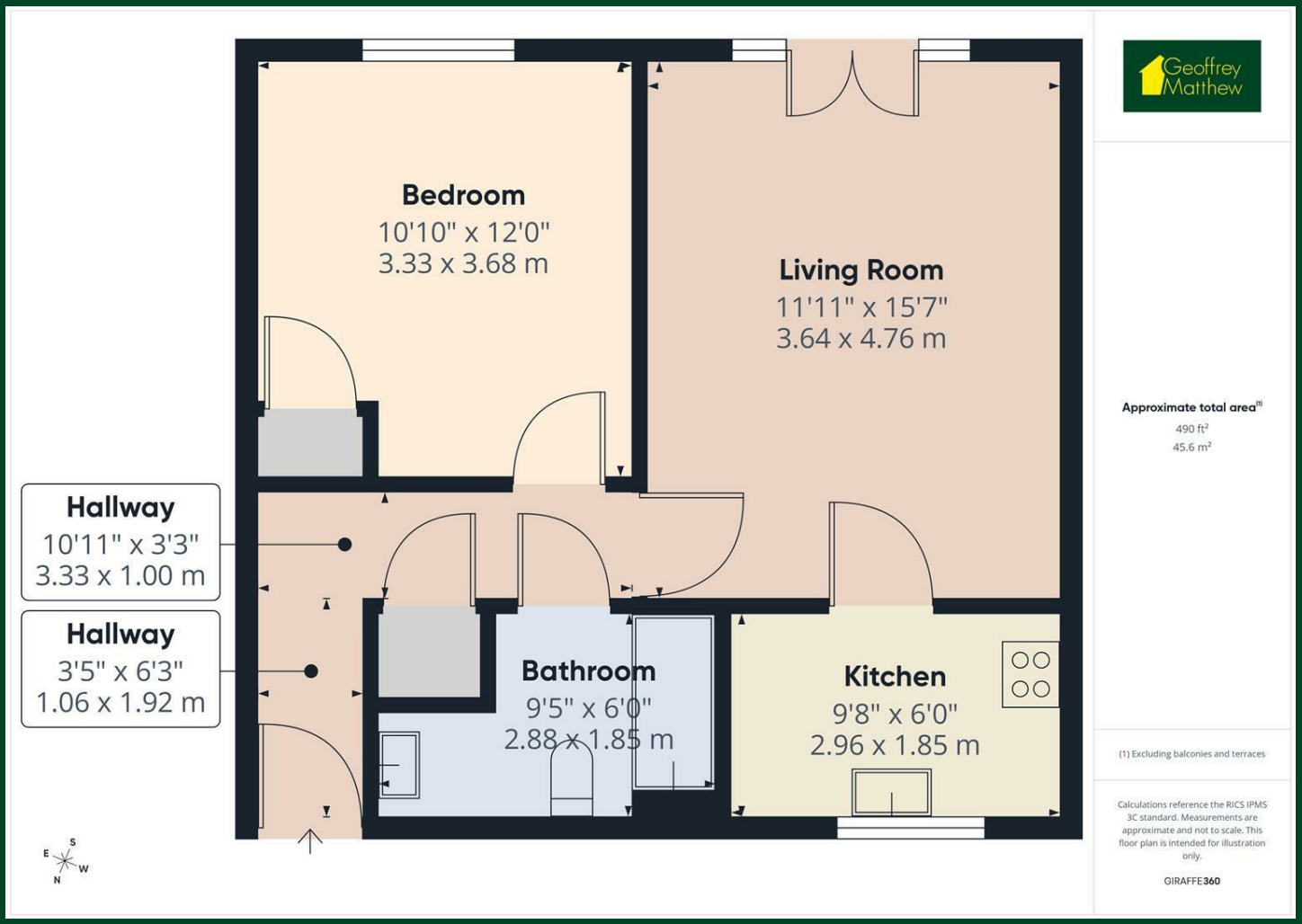








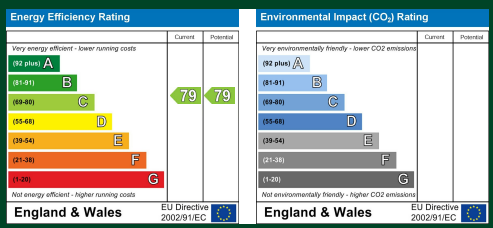
Floor Plan



Council Tax Details

Band

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.



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