



3, The Dovecote

Back Street, Ashwell,
Hertfordshire, SG7 5PE

Guide Price - Leasehold £189,950

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properties

A very well maintained and spacious 1 bedroom first floor flat – one of four – located in the heart of Ashwell. This light and airy apartment is located in The Dovecote, off Back Street in the centre of the village. It benefits from a particularly large lounge and double bedroom. It has allocated parking together with a further visitor space. It is within easy walking distance to all the village shops and amenities. Move-in ready, with a long lease remaining in excess of 150 years, nil service charges, and minimal ground rent, this extremely well located flat would make an ideal first time/investment purchase.

- Unusually spacious one bedroom first floor flat
- Chain free
- Central village location
- New windows in 2023
- Well-presented throughout
- Allocated parking
- Council Tax band B
- EPC Rating C

Accommodation

Entrance

Communal entrance with stairs to first floor and front door.

Entrance Hallway

Wall mounted electric heater, doors to lounge, bathroom, and bedroom, airing cupboard.

Lounge

20' 11" x 12' 3" (6.38m x 3.73m)

Window to the rear aspect, wall mounted electric storage heater, built in storage cupboard, opening to:

Kitchen

9' 6" x 6' 9" (2.90m x 2.06m)

Range of wall mounted and base level units with work surface over and inset sink with drainer, integral oven/grill with ceramic hob over, space for fridge/freezer and washing machine.

Bathroom

5' 5" x 7' 10" (1.65m x 2.39m)

Wall mounted electric heater, bath with power shower over and screen, WC, wash hand basin.

Bedroom

11' 4" x 10' 11" (3.45m x 3.33m)

Wall mounted electric heater, window to the front aspect, built in floor to ceiling wardrobes.



External

1 allocated parking space in communal car parking area

Agent's Notes

Lease Details

Term: 189 years from 1 Jan 1989 – 153 years remaining

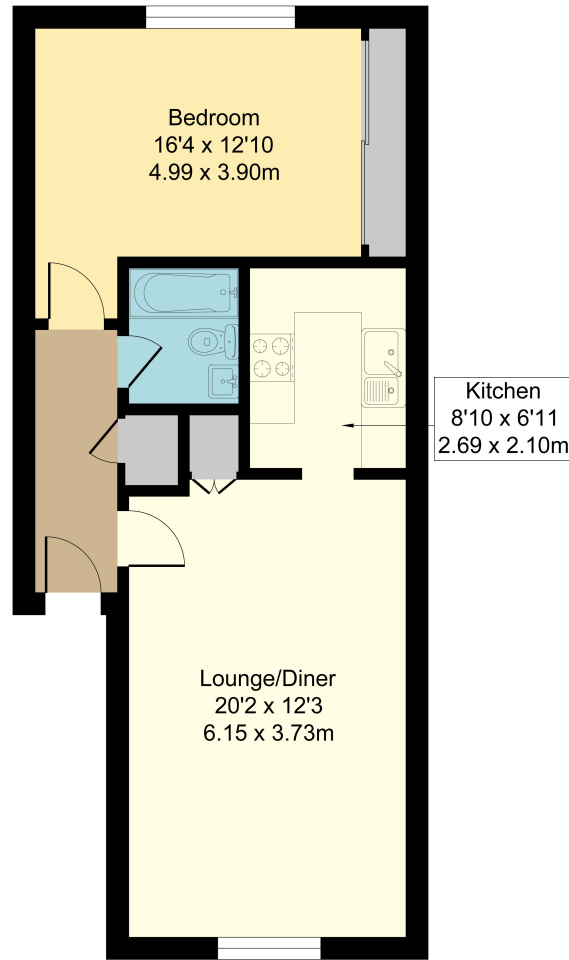
Service Charge: Nil

Ground Rent: Nil

Buildings Insurance : £860.62 per annum



3 The Dovecote, Ashwell



Total Area: 52.2 m² ... 563 ft²
 All Measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	69	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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