



Stukeley Park, Great Stukeley PE28 4AD

Guide Price £200,000

- Stunning Second Floor Luxury Apartment
- Beautiful Open Countryside Views
- Well Presented Throughout
- Communal Gardens
- Designated Parking
- Desirable Village Location

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| A (92+)                                     |         |           |
| B (81-91)                                   |         |           |
| C (69-80)                                   |         | 78        |
| D (55-68)                                   | 62      |           |
| E (39-54)                                   |         |           |
| F (21-38)                                   |         |           |
| G (1-20)                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |
| EU Directive 2002/91/EC                     |         |           |



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Secure Communal Entrance Hall

Panel door to

Reception Hall

11' 6" x 3' 7" (3.51m x 1.09m)

Fuse box and master switch, access to insulated loft space, entry telephone system, airing cupboard housing pressurised water system and shelving, coving to ceiling.

Kitchen

17' 5" x 7' 10" (5.31m x 2.39m)

Fitted in a traditional range of base and wall mounted cabinets with complementing work surfaces and tiled surrounds, single drainer one and a half bowl resin sink unit with mixer tap, appliance spaces, drawer units, integral ceramic hob with extractor unit fitted above, integrated electric oven and microwave shelf, space for fridge, triple glazed window to front aspect, peninsular breakfast bar, larder unit, independent electric wall mounted heater, coving to ceiling, vinyl floor covering.

Sitting Room

18' 4" x 11' 6" (5.59m x 3.51m)

Triple glazed picture window offering stunning field views, electric independent heater, central fire place with moulded timber surround, decorative cornicing and ceiling rose, TV point, telephone point.

Bedroom 1

15' 9" x 10' 6" (4.80m x 3.20m)

Triple glazed picture window enjoying stunning views, double wardrobe with hanging and shelving, independent electric heater, coving to ceiling.

Bedroom 2

12' 6" x 10' 6" (3.81m x 3.20m)

Triple glazed window to front aspect, independent electric heater, coving to ceiling.

Family Shower Room

6' 11" x 6' 7" (2.11m x 2.01m)

Re-fitted in a contemporary three piece white suite comprising low level WC, vanity wash hand basin with mixer tap and cabinet storage, large walk in screened shower enclosure with remote controlled independent shower unit fitted over, recessed lighting, shaver light point, full ceramic tiling with glass contour border tiling, heated chrome towel rail.

Outside

The formal gardens are arranged as parkland surrounding the development and extend to several acres. There are expansive lawns with mature and ornamental trees, ornamental pond and water feature and the most beautiful open views to the rear. There is private parking provision and visitor parking.The grounds are meticulously maintained within the cost of the annual service charge.

Tenure

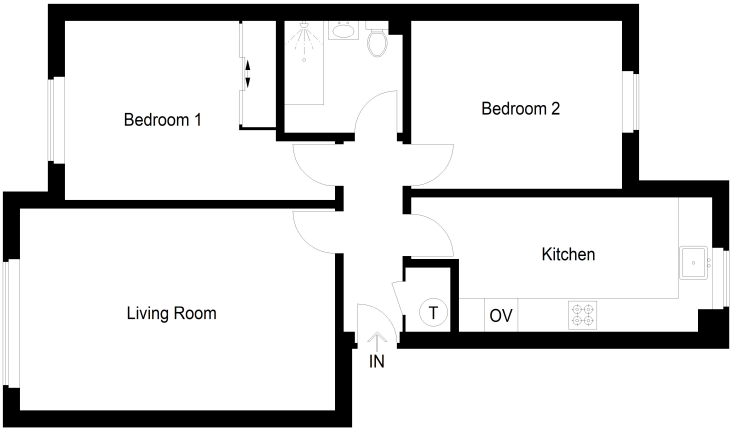
Leasehold

999 years from 2017

Maintenance fee - £2,800 per annum

Council Tax Band - B

Approximate Gross Internal Area = 68.5 sq m / 737 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1234033)  
Housepix Ltd



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|-------------------------------------------------------------------|--------------------------------------------------------------|-----------------------------------------------------------------|------------------------------------------------------------------|-----------------------------------------------------------------------|------------------------------------------------------------------------|-------------------------------------------------------------------------------|
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