



# Philosophers Gate

Ashwell, Baldock,  
Hertfordshire, SG7 5DL

**Share of Leasehold – Guide Price £320,000**

country  
properties



Unique Shared Ownership Opportunity – NO RENT PAYABLE! This property is offered on a rare lifetime shared ownership agreement with no rent payable on the 20% housing association share – only a modest annual service charge is due, which also covers buildings insurance and maintenance of the communal grounds.

A beautifully presented, light and spacious 2-bedroom semi-detached home in the sought-after village of Ashwell!! Located in the desirable Philosophers Gate development, this fantastic property has been immaculately maintained and stylishly presented by the current owner.

- Beautifully presented 2 double bedroom semi-detached home
- Light and spacious throughout
- 80% Shared Ownership
- No rent payable on the 20% housing association share
- Large rear garden
- Off road parking for 2-3 cars
- Council Tax band D
- EPC rating B
- Annual Service Charge £731.64 paid at £60.97 pcm

## Accommodation

### Entrance Hallway

Radiator, stairs to first floor, doors to:

### Cloakroom

Radiator, WC, wash hand basin, under stairs storage cupboard.

### Lounge/Diner

18' 9" x 10' 3" (5.71m x 3.12m)

Window to the front aspect, two radiators, French doors to rear garden, door to:

### Kitchen

10' 6" x 11' 1" (3.20m x 3.38m)

Window to the rear aspect, radiator, range of wall mounted and base level units with quartz work surface over and inset sink with drainer, integral oven/grill with gas hob and extractor hood over, space for washing machine, dishwasher and large American style fridge/freezer.

### First Floor

### Landing

Radiator, doors to:





## Bedroom One

18' 9" max x 9' 10" (5.71m x 3.00m)

Window to the front aspect,  
radiator, built in wardrobes,  
storage cupboard.

## Bedroom Two

14' 6" x 9' 7" (4.42m x 2.92m)

Window to the rear aspect,  
radiator, loft hatch.

## Bathroom

Window to the rear aspect,  
radiator, wash hand basin, WC,  
bath w/ shower attachment and  
screen.

## External

### Front

Front garden laid to shingle with  
driveway for 2-3 cars at side with  
gated access to rear.

### Rear

Easterly facing rear garden laid to  
lawn measuring approx. 40ft x  
30ft. Patio area at head with  
raised vegetable patch at rear  
and mature beds and borders  
with ornamental shrubs. Further  
seating area at rear, timber shed,  
gated access at side to front.

## Agent's Notes

### Lease Details & Charges

Remaining 20% share held by  
Stonewater Housing Association.  
Lease term: 125 years from and  
including 1 April 2016 (115 years  
remaining)

Communal Estate Charge - £60.97  
PCM

### Shared Ownership Eligibility

Scheme eligibility conditions will  
apply for all applications. These  
requirements can be seen via the  
following link :-

<https://stonewaterhomes.co.uk/a-m-i-eligible>



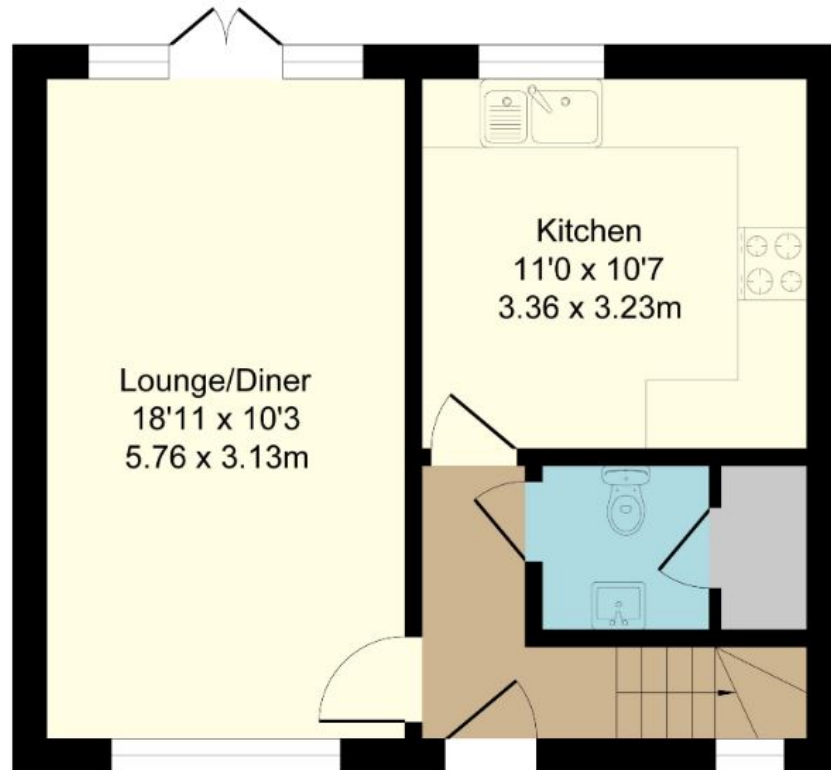






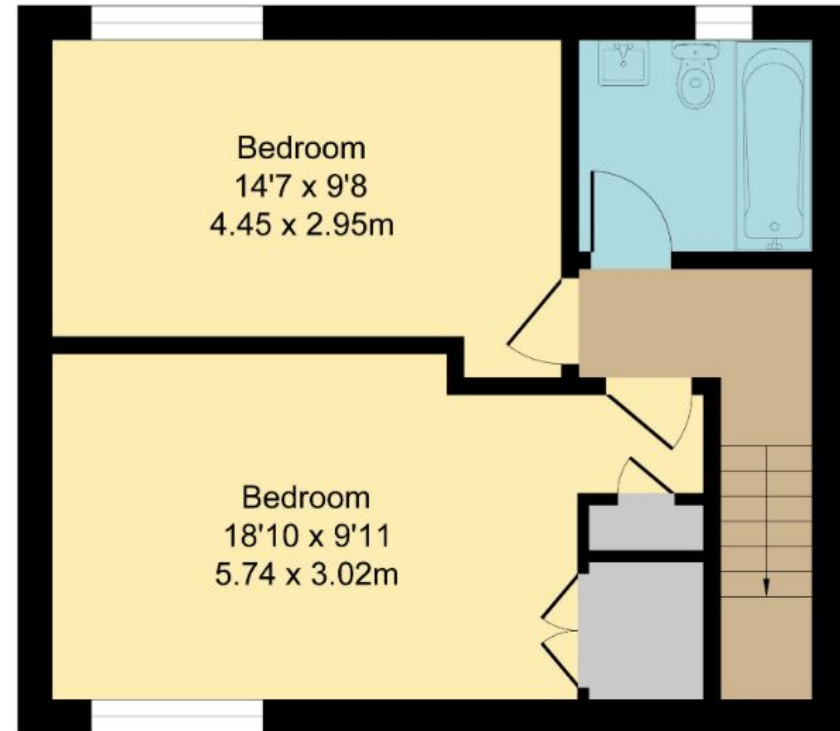
## Ground Floor

Area: 38.3 m<sup>2</sup> ... 412 ft<sup>2</sup>



## First Floor

Area: 38.3 m<sup>2</sup> ... 412 ft<sup>2</sup>



**Total Area: 76.6 m<sup>2</sup> ... 824 ft<sup>2</sup>**

All Measurements are approximate and for display purposes only

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(82+)	A 95
(81-91)	B 83
(69-80)	C
(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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