



The Maltings, Green Lane, Ashwell, Hertfordshire. SG7 5LW





1 Bedroom Apartment

£210,000 Leasehold

Located in the historic Maltings Development in the picturesque village of Ashwell overlooking the cricket pitch. Originally built by Fordhams Brewery in 1900, the Victorian building then went on to be used as Army Barracks during the second world war before being used as R Whites Lemonade Factory and finally being converted into apartments in 1990. This property would be an ideal purchase for a first time buyer, investor or downsizer with a range of local amenities on your doorstep including Day of Ashwell Bakers, renown butchers and bistro pubs. This lovely apartment has been tastefully modernized and provides spacious accommodation. There is an open plan 22ft kitchen/living area, good sized double bedroom with built in wardrobe and stylish bathroom suite with roll top bath. Externally there is a communal garden, off road parking for one car and additional visitor spaces.

- One bedroom
- Ground floor
- Historic building
- Village location
- Communal gardens
- Parking
- EPC rating D. Council tax band B

Ground floor:**Entrance Hall:**

Entrance via communal front door and entry phone system.

Lounge/Kitchen:

Abt: 22' 8" x 10' 3" (6.91m x 3.12m) Range of base and wall units with roll work surfaces, oven and electric fan, plumbing for washing machine, tiled splash backs, double glazed tilt and turn window to rear aspect, radiator, half fitted carpet half fitted tiled floor.

Bedroom:

Abt: 11' 4" x 10' 4" (3.45m x 3.15m) Double glazed window to rear aspect, radiator, fitted carpet, fitted wardrobe.

Bathroom:

Low level WC, pedestal wash hand basin, roll top bath tub with shower attached, tiled floor.

Outside:**Gardens:**

Mature communal gardens and parking for residents and visitors.

Additional Notes:**Agents Notes:**

Draft details yet to be approved by the vendor and may be subject to change.



These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

Floor Plan



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.