



Cotswold Drive, Stevenage, Hertfordshire. SG1 6GT

- TWO DOUBLE BEDROOMS
- GROUND FLOOR APARTMENT
- SECURE ENTRY SYSTEM
- TWO ALLOCATED PARKING SPACES
- FULL VALUE £225,000
- FOUR PIECE BATHROOM SUITE
- ADDITIONAL W/C
- SHARED OWNERSHIP FROM 30% OR 100% LEASEHOLD
- CLOSE TO AMENITIES AND GOOD SCHOOL



PROPERTY DESCRIPTION

This Fantastic Ground floor apartment is being sold Chain free and can be purchased as a shared ownership from 30% up to the full value of 100% at £225000

The property itself is beautiful and has been lovingly finished by the current owner with sympathetic tones and furnishings. The property is a well proportioned comprising; kitchen, lounge/diner with French doors, two double bedrooms, four piece bathroom and guest W/C. To the outside, the property benefits from two allocated parking spaces and a communal garden.

Cotswold Drive is located in the desirable area of Great Ashby. With local shops close by and a bus route to Stevenage Town Centre, it is an ideal location.

Round Diamond Primary School 0.2 Miles

Local Shops 0.2 Miles

Lister Hospital 1.7 Miles

Junction 8 A1(m) 1.9 Miles

Stevenage Town Centre 2.4 Miles

Stevenage Train Station 2.5 Miles



ROOM DESCRIPTIONS

ENTRANCE HALLWAY

Doors to all rooms. Radiator. Airing cupboard housing the hot water tank.

KITCHEN

2.92m x 2.01m (9' 7" x 6' 7")

Range of wall and base units with worksurface over, oven and gas hob with extractor over. Space for fridge/freezer and washing machine. Space for Wall mounted boiler.

LOUNGE/DINER

3.78m x 5.05m (12' 5" x 16' 7")

A fantastic space for a lounge and dining set. French doors opening in, two radiators.

BEDROOM ONE

3.03m x 4.11m (9' 11" x 13' 6")

Double bedroom with window to the front aspect. Fitted Wardrobes. Radiator.

BEDROOM TWO

3.7m x 2.99m (12' 2" x 9' 10")

Double bedroom with window to the front aspect. Radiator.

BATHROOM

2.41m x 1.67m (7' 11" x 5' 6")

Four piece bathroom with side panel bath with mixer taps, single corner shower enclosure with thermostatic shower, wash hand basin and w/c.

W/C

Perfect for guests with w/c and wash hand basin.

ALLOCATED PARKING

Two allocated parking spaces can be found to the front of the property.

COMMUNAL GARDEN

To the side of the property is a communal garden and bike store.

AGENTS NOTE

We have been informed that the property has 82 years remaining of the lease.

The property comes with the followings costs:

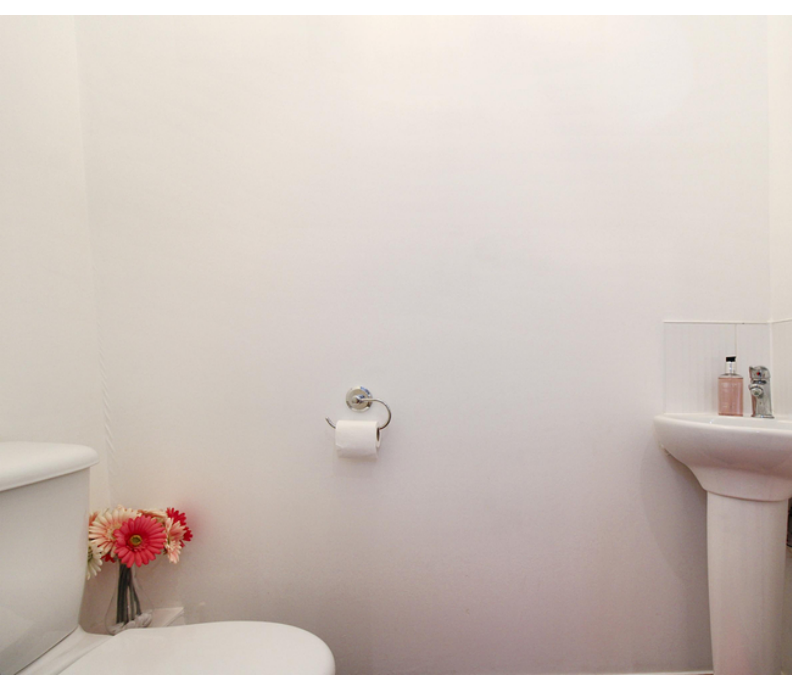
Rent at 30% - £ 411.72pm

Service Charge - £ 71.65 pm

Management charges £17.42pm

Insurance Charge - £23.67 pm

Reserve fund - £44.67pm






GROUND FLOOR

67 SQ_M / 716 SQ_FT

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOORPLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION OR MISTATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH BY ANY PROSPECTIVE PURCHASER. THE SERVICES, SYSTEMS AND APPLIANCES SHOWN HAVE NOT BEEN TESTED AND NO GUARANTEE AS TO THERE OPERTABILITY OR EFFICIENCY CAN BE GIVEN.

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

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