



16, Peckworth Close

Lower Stondon,
Bedfordshire, SG16 6PG
£260,000

country
properties

This beautifully presented one bedroom apartment with allocated off-road parking in an exclusive private gated development of just sixteen homes, finished to a high specification and conveniently located in this popular village location just 5 miles north of Hitchin.

- 27ft Open Plan Kitchen/lounge/diner
- Double bedroom & bathroom
- Intercom entry system
- Communal Garden
- Bike Store
- Global 10 year new homes warranty from 2023
- 999 year lease from 2023 with no ground rent
- Gated & allocated off road parking space

Entrance Hall

Wood effect flooring. Storage cupboard housing wall mounted gas boiler. Doors into all rooms. Video security intercom. Storage cupboard. Open plan to living room and kitchen.

Living Room

27' 0" x 10' 10" (8.23m x 3.30m)
Double glazed window to front. Wood effect flooring. Underfloor heating. Open plan to kitchen.

Ground Floor

Communal Entrance

Video security intercom system.
Stairs raising to first floor lobby.
Double glazed window to rear. Rear access to parking area.



Kitchen

Wall and base units with roll edge worksurfaces over and upstands. Built-in electric oven and induction hob with glass splashback and extractor hood over. Inset sink and drainer unit with swan neck mixer tap over. Integrated slimline dishwasher. Integrated fridge freezer. Integrated washing machine. Double glazed window to rear. Under floor heating. Loft access.

Bedroom

13' 4" x 10' 10" (4.06m x 3.30m)
Double glazed window to front.
Underfloor heating.

Bathroom

Suite comprising panel enclosed bath with main shower over and folding glass side screen. Wash hand basin, low level wc. Tiled splashbacks. Tiled flooring. Shaver point. Obscure double glazed window to rear. Chrome heated towel rail.

Parking

Allocated parking to the rear of the property (No 16) plus visitor parking spaces.

Agents Note

Global 10 year new homes warranty from 2023
999 yer lease from 2023 with no ground rent

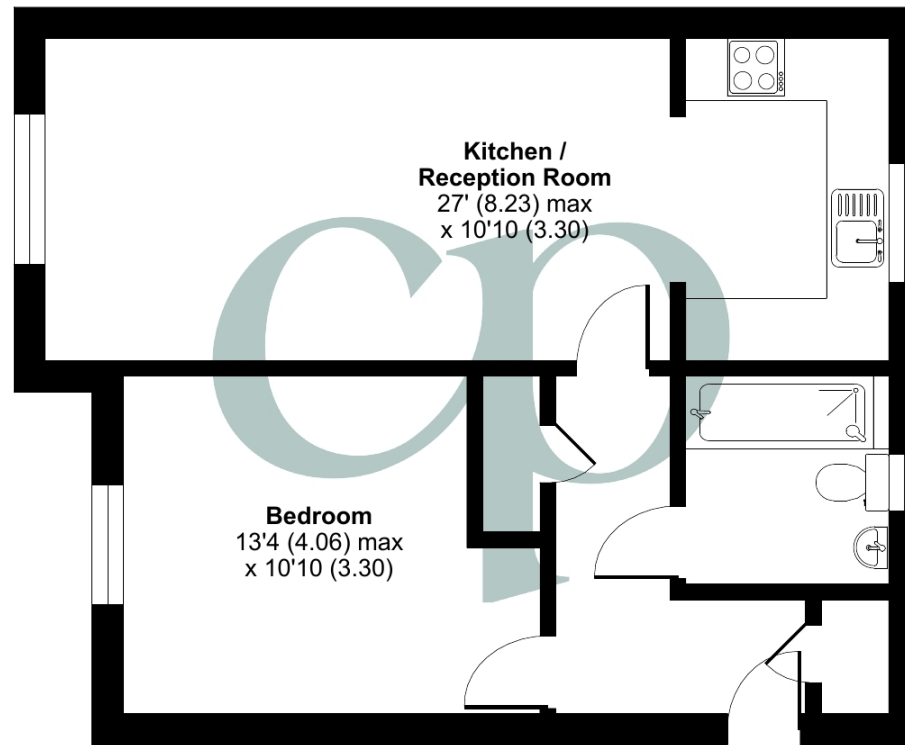
We await
Information/confirmation on the
lease term charges.

PRELIMINARY DETAILS - NOT YET
APPROVED AND MAY BE SUBJECT TO
CHANGES



Approximate Area = 556 sq ft / 51.7 sq m

For identification only - Not to scale



FIRST FLOOR

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

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Country Properties. REF: 1278151

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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