



Stukeley Park, Great Stukeley PE28 4AD



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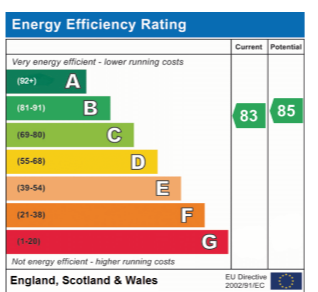
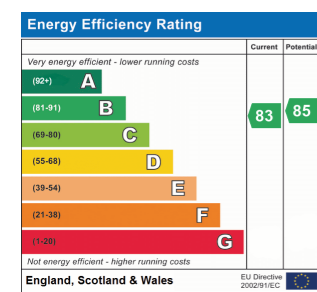


£199,995

- Delightful 1st floor apartment
- Two Double Bedrooms
- Kitchen/Breakfast Room
- Private Parking
- Beautiful Parkland Setting
- Exclusive Private Development
- No Forward Chain And Immediate Vacant Possession

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### Secure Communal Entrance Hall To

Secondary landing with panel door to

### Flat Entrance Hall

13' 10" x 6' 7" (4.22m x 2.01m)

Economy 7 storage heater, coving to ceiling, entry telephone system, shelved storage cupboard.

### Sitting Room

16' 3" x 11' 7" (4.95m x 3.53m)

UPVC triple glazed windows to garden aspect enjoying stunning views over open parkland, central decorative fireplace with moulded timber surround and electric fire point, dimmer switch, TV point, telephone point, wall light points, Economy 7 storage heater, cornicing to ceiling, decorative wall panels.

### Kitchen/Breakfast Room

13' 9" x 9' 1" (4.19m x 2.77m)

Triple glazed window to front aspect with window seating, fitted in a traditional range of base and wall mounted units with work surfaces and tiling, single drainer one and a half bowl resin sink unit with mixer tap, appliance spaces, drawer units, pan drawers, integral ceramic hob with bridging unit and extractor above, integral double electric oven, further appliance spaces, slimline electric panel heater, coving to ceiling.

### Family Bathroom

8' 2" x 7' 10" (2.49m x 2.39m)

Fitted in a three piece suite comprising corner bath with folding shower screen and independent shower unit fitted over, pedestal wash hand basin with mixer tap, Dimplex wall heater, low level WC, full ceramic tiling, heated towel rail.

### Bedroom 1

14' 8" x 11' 7" (4.47m x 3.53m)

Twin UPVC windows to rear aspect, double wardrobe with hanging and shelving, slimline electric panel heater.

### Bedroom 2

10' 10" x 9' 4" (3.30m x 2.84m)

Slimline electric panel heater, UPVC triple glazed window to rear aspect, coving to ceiling.

### Outside

Formal gardens arranged as parkland surround 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 year lease with 950 years remaining

Service Charge - £2,004.55 per year - paid monthly

Council Tax Band - B

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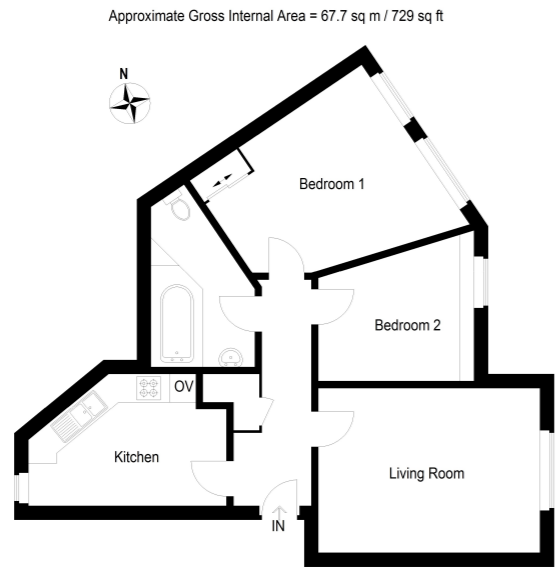
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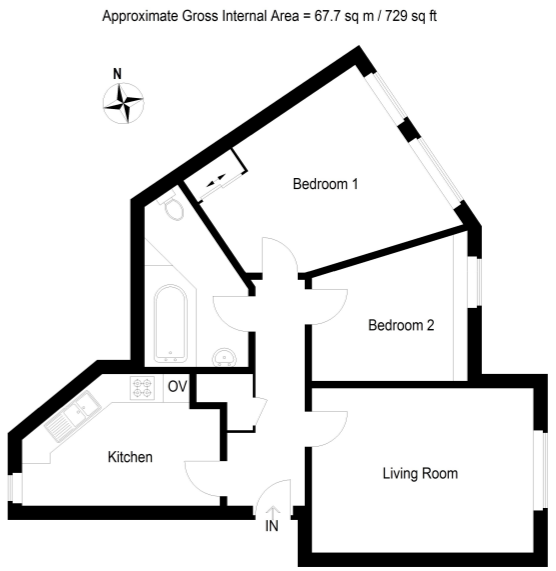
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1075664) Housepix Ltd



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