



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

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1 Bedroom Flat

Guide Price £200,000 Leasehold

Satchells Estate Agents presents to market this beautiful conditioned one bedroom, ground floor apartment.

Located in the historic Maltings Development, Ashwell, this property offers spacious living with its open plan lounge and fitted kitchen, a generously sized double bedroom and three-piece Victorian style bathroom.

Outside the property you will be further treated to calming communal gardens and private parking. Early Viewings Highly Recommended!

- Chain Free!
- Village Location
- Historic Building
- Open Plan Living
- Immaculate Condition
- Recently Refurbished
- One Bedroom
- Ground Floor
- Private Parking
- Communal Gardens
- EPC rating E. Council tax band B

Ground

Entrance:

Via secured communal front door.

Hallway:

Access to all rooms:

Open Plan Lounge/Kitchen:

Abt. 22' 5" x 11' 0" (6.83m x 3.35m) Double glazed window to front aspect, range of fitted wall and base units, stainless steel sink & drainer, integrated oven, hob, extractor fan. Double glazed window to front aspect, wooden flooring, radiator.

Bedroom:

Abt. 11' 0" x 9' 5" (3.35m x 2.87m) Double glazed window to front aspect, fitted carpets, wardrobes.



Bathroom:

Three piece Victorian style, low level WC and wash hand basin, panelled bath, glass screen, heated towel rail, tiled walls, wooden flooring.

Outside

Exterior:

Communal gardens, private parking for one car.

Agents Note:

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

Anti-Money Laundering (AML):

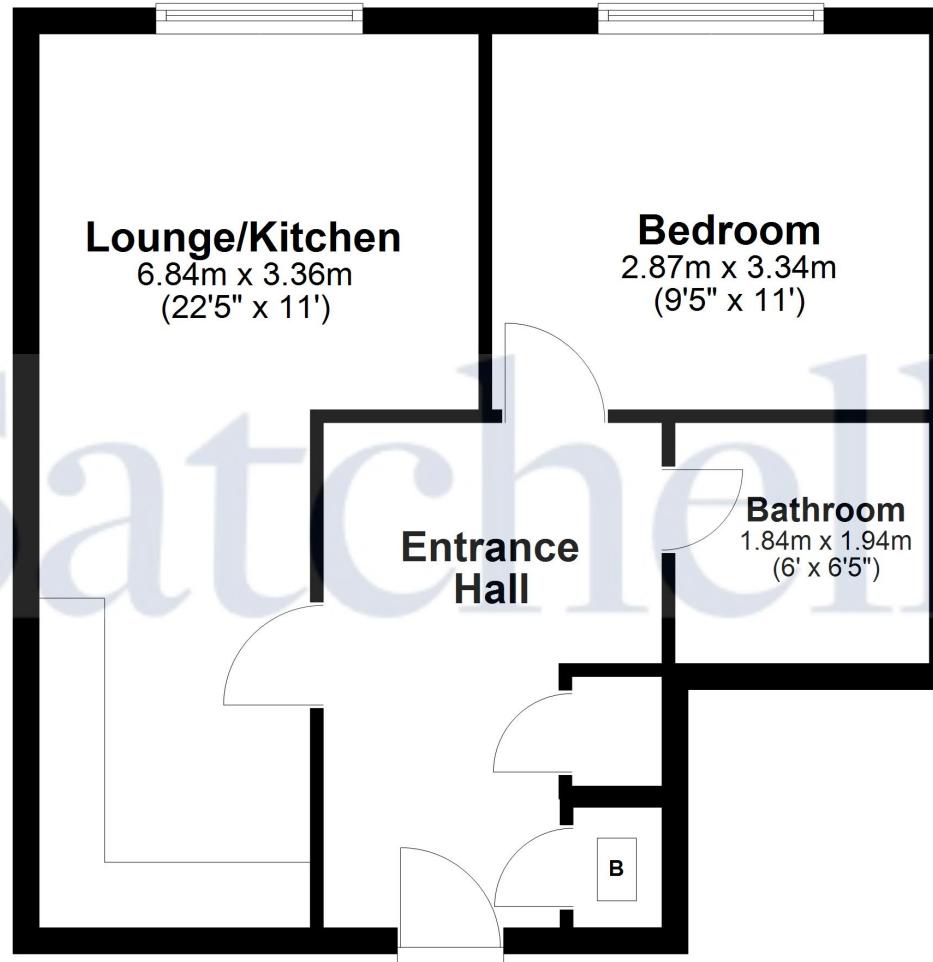
It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.



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.

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Ground Floor



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.