



Aspen Gardens, Stotfold, Hitchin, Hertfordshire. SG5 4RS





2 Bedroom Apartment

Shared Ownership £115,000 Leasehold

50% SHARED OWNERSHIP Located on the popular Beauchamp Mill development is this spacious first floor apartment that is presented in excellent order throughout.

Internally the accommodation comprises a welcoming entrance hall, contemporary open plan kitchen/dining/living room, the kitchen with integrated appliances, two double bedrooms and a modern bathroom. Externally is an allocated parking space, additional visitors parking and a communal garden.

- Spacious first floor apartment
- Contemporary open plan living space
- Fitted kitchen with integrated appliances
- Two double bedrooms
- Modern bathroom
- Gas central heating
- Double glazing
- Allocated parking
- Communal garden
- EPC rating B. Council tax band B

Ground Floor

Communal Entrance:

Enter at the ground floor and take the stairs to the first floor.

First Floor

Front Door:

Timber front door.

Entrance Hall:

A good size hallway with two large storage cupboards. Loft access. Radiator. Laminate flooring.

Open Plan Kitchen/Dining/Living Room:

Abt. 27' 3" x 9' 5" < 12' 0" (8.31m x 2.87m < 3.66m) A spacious light and airy open plan kitchen/dining/living room with double glazed window to rear. Two radiators. Television point.

The kitchen area comprises a comprehensive range of eye and base level units with ample roll edge worksurfaces and under cupboard lighting. Single drainer stainless steel sink unit. Built-in four ring gas hob, electric oven and extractor hood with stainless steel splashback. Integrated fridge/freezer and washer dryer. Extractor fan. Laminate flooring.

Bedroom One:

Abt. 12' 7" x 9' 4" (3.84m x 2.84m) Double glazed window to rear. Radiator. Carpet as fitted.

Bedroom Two:

Abt. 10' 0" x 8' 8" (3.05m x 2.64m) Double glazed window to front. Radiator. Carpet as fitted.

Bathroom:

A white suite comprising panelled bath with shower over and glass shower screen, pedestal wash hand basin and low level wc. Tiled splashback area. Heated towel rail. Double glazed window to rear. Storage cupboard that also houses the gas boiler. Extractor fan. Vinyl flooring.

External Parking:

There is an allocated parking space plus additional visitors parking.

Outside:

Paved pathway with steps to front door. Outside light. Communal rear garden with shed and bike storage.

Additional Information:

Shared Ownership:

The property is currently owned on a 50% Shared ownership basis. The 100% value is £230,000. Purchasers are able to buy a minimum 50% share up to the full 100%.

50% share: £115,000

Lease Term: 99 years from 25th March 2014

Rent PCM: £276.24

Service Charge: £114.14

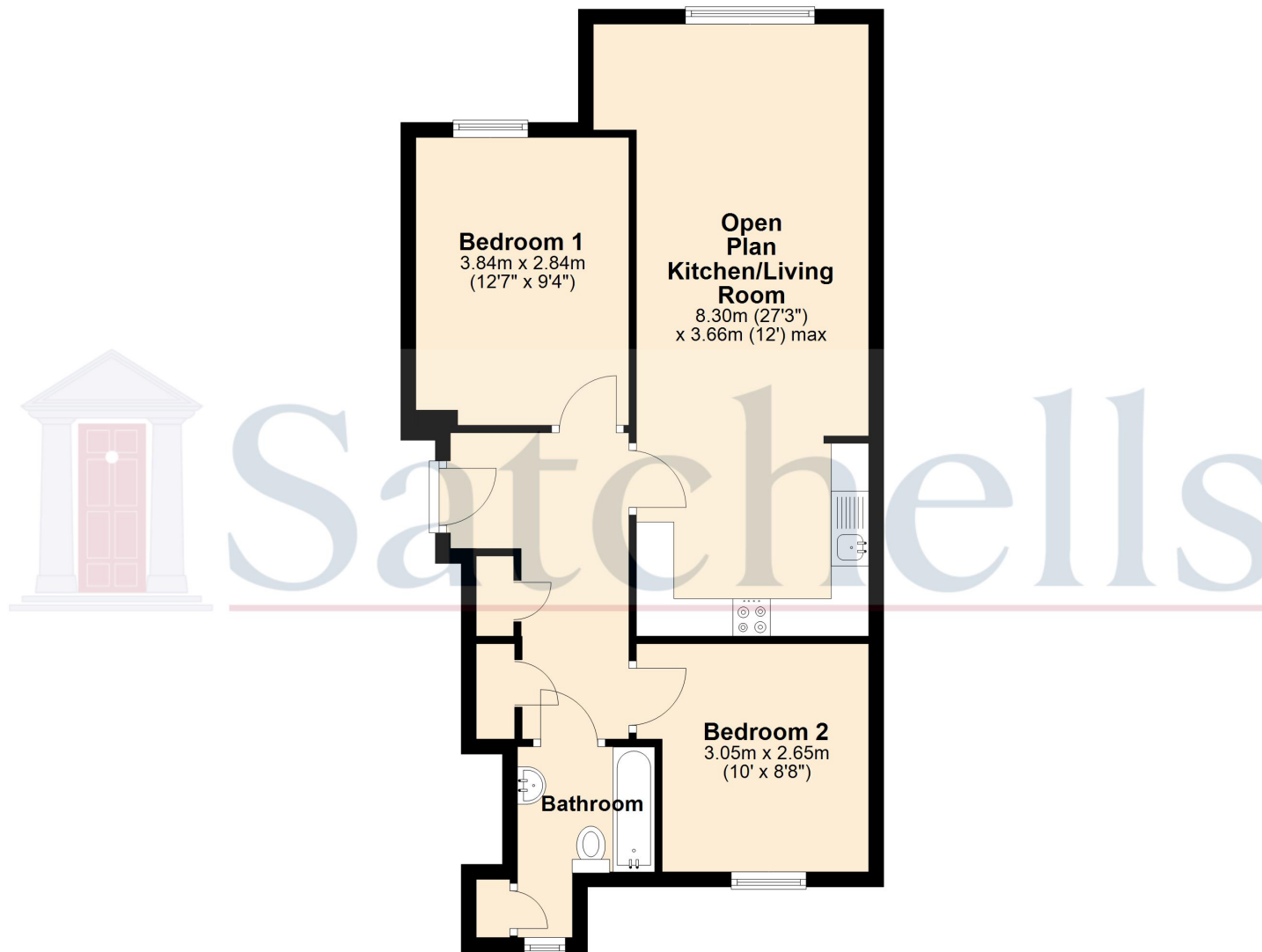




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First Floor



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.