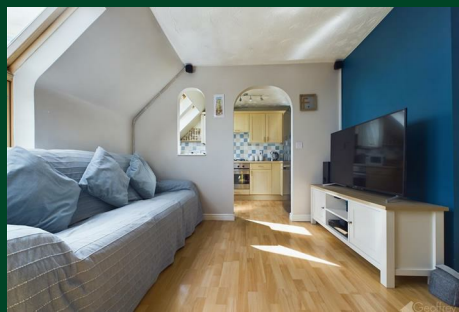




## Cleveland Way, Great Ashby, Stevenage, SG1 6BH

DELIGHTFULLY PRESENTED and MUCH CARED FOR Two Bedroom TOP FLOOR Apartment situated in one of the most prominent location in Great Ashby close to BROOCHES WOOD with Allocated Parking. Features include FITTED KITCHEN, Lounge Area, Two Spacious Bedrooms, Bathroom, NEWLY EXTENDED LEASE WITH 189 YEARS REMAINING, Communal Gardens, OFFERED CHAIN FREE, Viewing Recommended.!!

£225,000

# Cleveland Way, Great Ashby, Stevenage, SG1 6BH



- Delightfully Presented and Much Care For Two Bedroom Top Floor Apartment
  - Allocated Parking Space located to the Rear
  - Two Spacious Bedrooms
  - OFFERED CHAIN FREE
- Situated in one of the most prominent location in Great Ashby
  - Fitted Kitchen
  - Bathroom
- Moments Walk to Brooches Wood
  - Lounge Area
  - 189 Years Remaining on the lease with zero ground rent

## Entrance Hallway

Laminate Flooring, Loft Access, Storage Cupboard, Dimer Switch, Loft Access, Entry Phone System, Consumer Unit.

## Bedroom Two

10'2 x 6'2 (3.10m x 1.88m )  
Single Panel Radiator, Velux Window to Front Aspect, Broadband Connection, Laminate Flooring.

## Bedroom One

11'3 x 9'7 (3.43m x 2.74m'2.13m )  
Laminate Flooring, Single Panel Radiator, T.V Point, 1 x Velux Window to Front Aspect.

## Fitted Bathroom

6'2 x 6'2 (1.88m x 1.88m)  
Laminate Flooring, Low Level W.C, Bath

with Mixer Tap and Shower Attachment, Extractor Fan, Shelving Units, Tiled Surround, Wash Basin, Single Panel Radiator, Shaver Point.

## Lounge Area

12'11 x 13'4 (3.94m x 4.06m )  
Laminate Flooring, Surround Sound System, 1 x Double Panel Radiator and 1 x Single Panel Radiator, 2 Velux Window to Rear Aspect, 2 x Double Glazed Window to Rear Aspect.

## Allocated Parking

One Allocated Parking Space situated at the rear of the block, additionally there are two visitors spaces and the rear and also an additional six guest spaces at the front of the building.

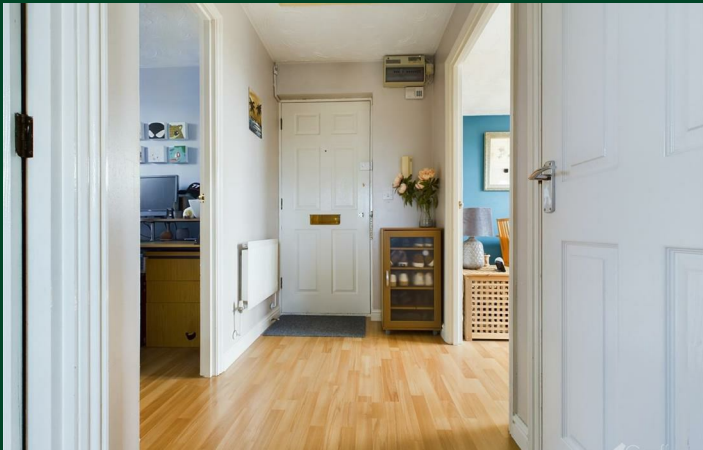
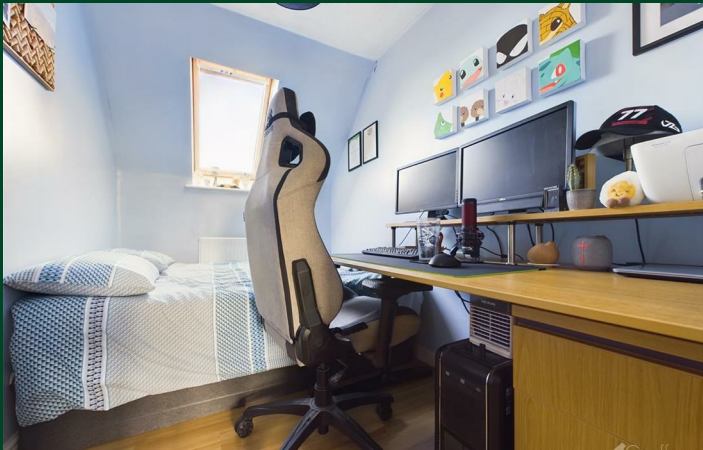
## Local Information

Cleveland Way is situated on the edge of Great Ashby and this property benefits from overlooking Brooches Wood, Neighbourhood Centre Complex and Round Diamond School are also a short distance from this property.

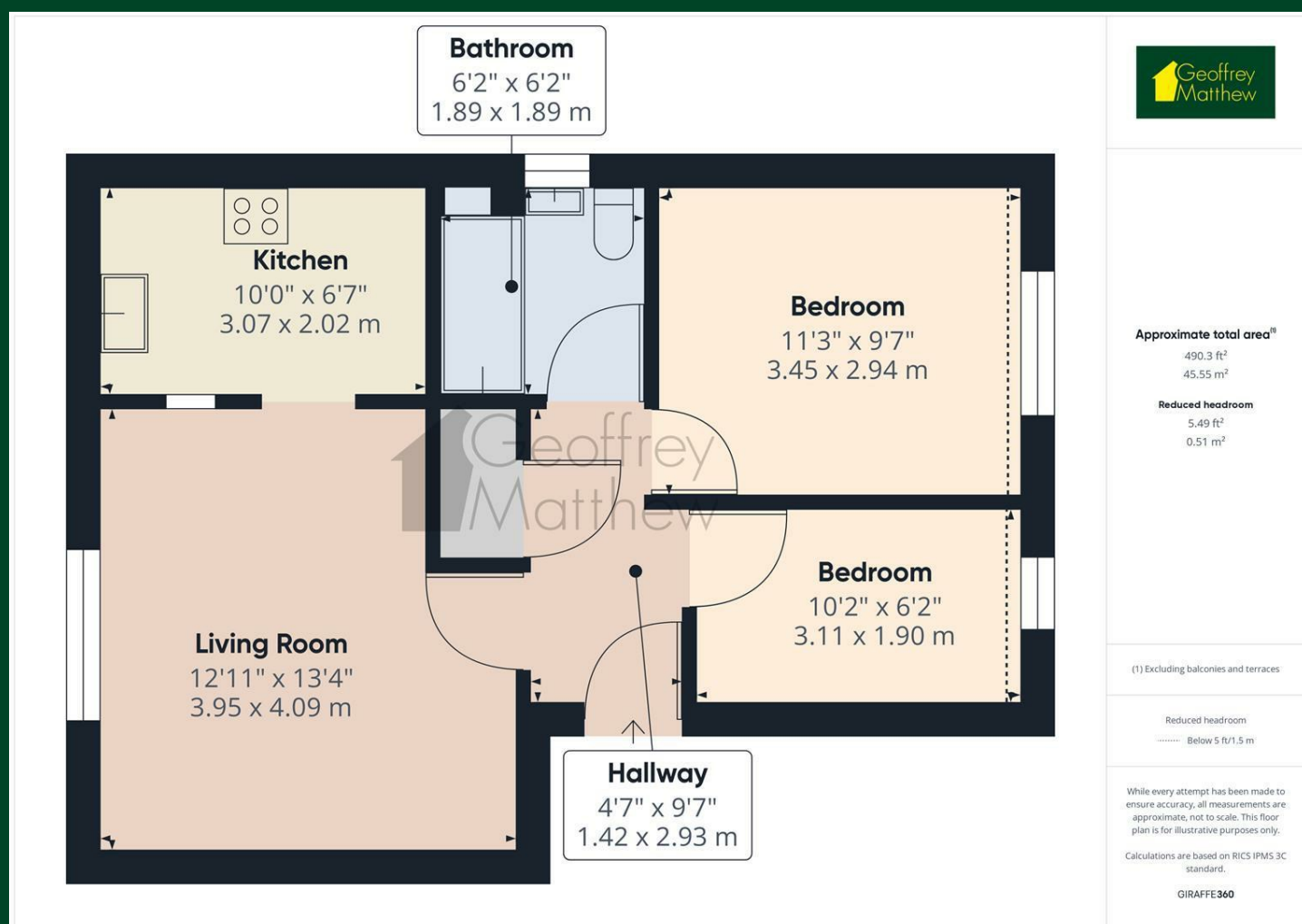
Block is managed by Charm Living  
Lease Information - 189 Years Remaining, note the lease has just been extended.  
Reserve Fund -£314.06 P/A  
Maintenance & Service Charge - £1893.06 P/A  
There is now a zero Ground Rent Charge switching to a Peppercorn arrangement.



## Directions



## Floor Plan



## Council Tax Details

Band B

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

