



Peckworth Close, Lower Stondon

CHANDLERS

11 Peckworth Close

Lower Stondon, SG16 6PG
Offers In Excess Of £270,000

 2 Bedrooms

 2 Bathrooms

 1 Reception Rooms

 EPC Rating Band B

A beautiful two bedroom 1st floor apartment, situated behind gated access is this fine development of recently build high specification apartments. With excellent access to Hitchin, just five miles away, this development combines modern comfort with a prime location. The apartment comes with two allocated parking spaces.

The property offers many benefits including, Fitted kitchen with appliances and water softener, underfloor heating, large loft with light and ladder and a share of the freehold.

Accommodation comprises entrance hall features a video intercom system, leading to a open plan living/dining/kitchen area with integrated appliances and double-aspect windows. The first bedroom benefits from an en-suite shower room, second bedroom and separate bathroom.

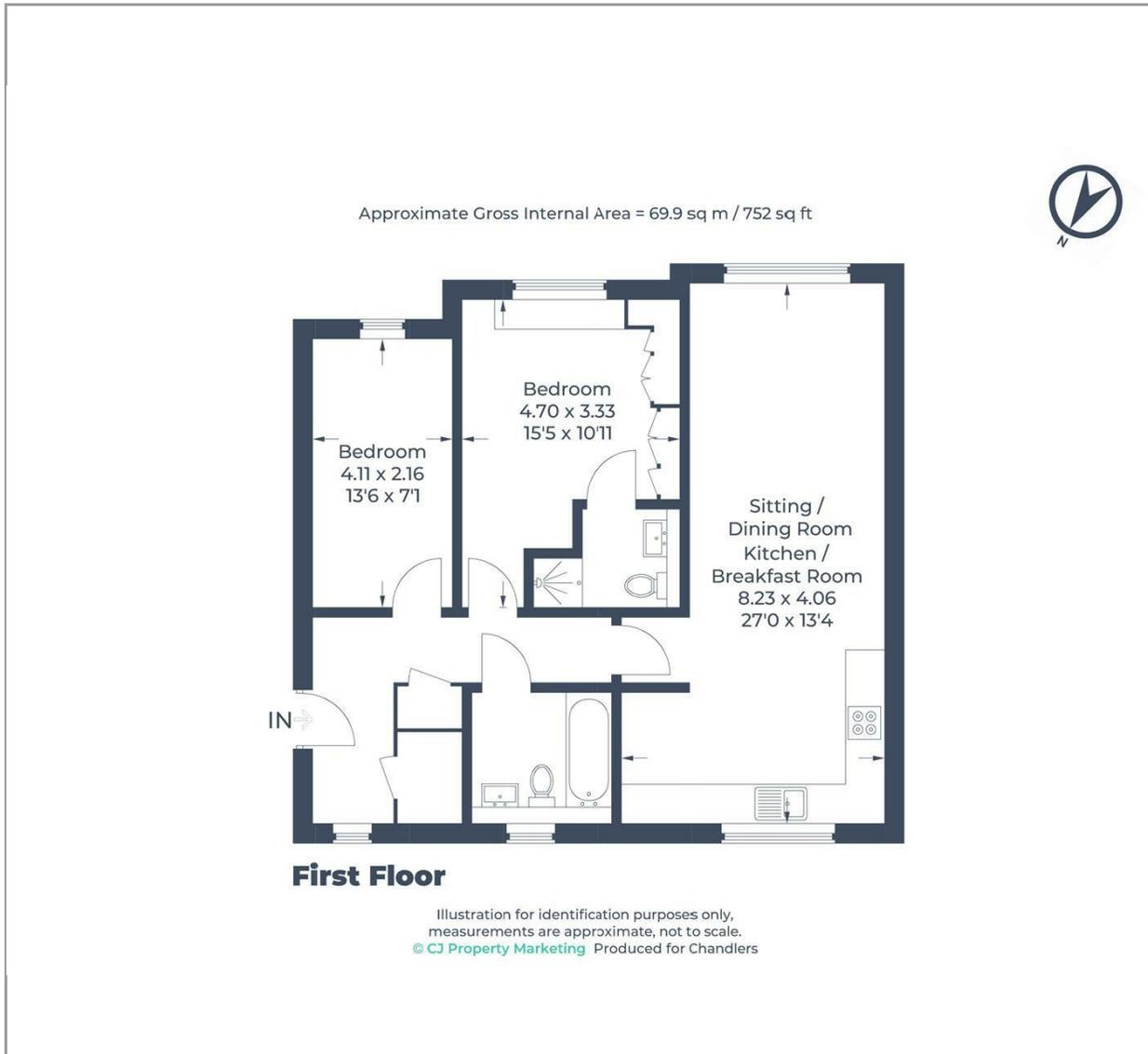
Outside, the property includes communal areas, two allocated parking spaces, additional visitor parking, and a bike and bin store.

(EPC B - Central Bedfordshire Council - Tax Band B - Leasehold - 997 Years Remaining. Service Charge approx. £1300 PA)

- High Specification two bedroom first floor apartment
- Exclusive gated development within this popular location
 - Two allocated parking spaces
- Open plan sitting / dining / kitchen with intergrated appliances
 - Main bedroom with ensuite
 - Bathroom
 - Large loft with ladder and light
 - Underfloor heating
- 997 Remaining on lease and share of freehold
 - EPC Rating B





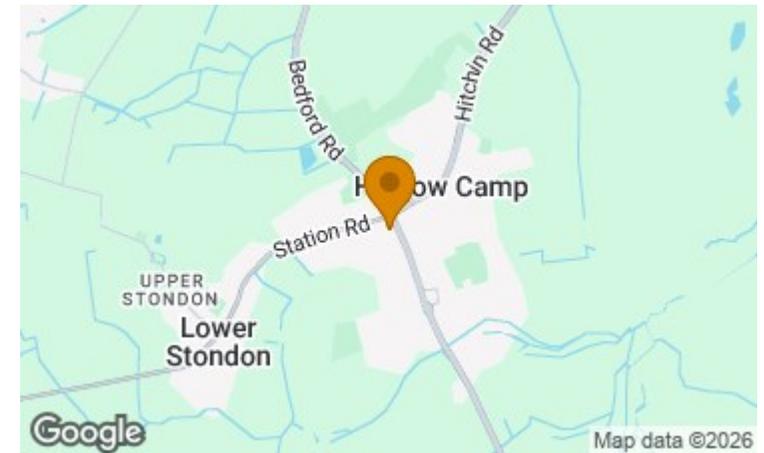


Disclaimer

While we believe the details provided to be correct, we do not guarantee their accuracy. Prospective buyers should verify all information independently before making any decisions. No responsibility is taken for any errors, omissions, or misstatements.

Additional/Material Information

- Local Authority is Central Bedfordshire
- Council tax Band B
- Tenure – Leasehold
- Mains Gas, Water, Electricity



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

CHANDLERS

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