



5 Aston Lane, Astonbury Manor, Stevenage, SG2 7EH
Offers Over £300,000



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****CHAIN FREE & DOUBLE GARAGE**** LOCATED in the STUNNING location of Astonbury Manor, this FLAT is ready to move into, CHAIN FREE & FANTASTIC condition there isn't anything to fault with this flat. BENEFITING from 17 acres of grounds and communal areas within this Jacobean Manor and outside, including its very OWN tennis court for residents ONLY, this Manor also boasts HUGE amounts of character, completely PRIVATE the grounds. You can see for miles from the Kitchen and Living Room windows to the rear and from the Bedroom window to the front, anyone who loves a view this is the flat for YOU. Grade 1 Listed this flat is also Share of Freehold. DO NOT MISS out on this RARE opportunity in securing this CUTE UNIQUE property.



COMMUNAL ENTRANCE

Entrance through large communal door, door into communal hallway, access to communal living space and stairs to all flats

HALLWAY

Entrance via own front door, storage cupboard upon entrance, doors to all rooms

W/C

Two piece suite comprising of low level w/c, wash basin with storage unit under, laminate flooring

LIVING ROOM

23'3 x 15 (7.09m x 4.57m)

Large sash windows to rear aspect overlooking private grounds, feature fireplace, tv point and sockets, carpeted, radiator, space for living room furniture and dining table and chairs

KITCHEN

11'8 x 10'2 (3.56m x 3.10m)

Sash windows to rear aspect, downlighters, tiled splashbacks, fitted with a range of modern base and wall cupboards with roll top work surfaces over incorporating inset sink unit with pull down spray tap, built in stainless steel electric oven with separate ceramic hob and extractor hood over, tv point.

BATHROOM

Three piece suite comprising of Panel enclosed bath with mixer taps and shower attachment, high level dual flush W/C, vanity hand wash basin with mixer tap, and storage cupboard beneath, fully tiled and laminate flooring

BEDROOM

12'5 x 9'3 (3.78m x 2.82m)

Sash windows to front aspect, radiator, carpeted, built in wardrobes, sockets and tv points, space for large double bed, storage cupboard

DOUBLE GARAGE

14th double garage, space for 2 cars

GROUNDS

17 acres of communal grounds, private tennis court, communal areas for sitting.





TOP FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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		

Environmental Impact (CO ₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

2 Market Street, Hertford, SG14 1BD

Tel: 01992 582 000 Email: he@lanesproperty.co.uk www.lanesproperty.co.uk

