



Aspen Gardens  
Stotfold | SG5 4RS

AGENT HYBRID

**50% Shared Ownership  
£160,000**



Agent Hybrid welcomes to the market a highly sought after and well presented, Two Bedroom Mid Terraced Home, available on the shared ownership scheme. Accommodation briefly comprises of. A front door opening into a Entrance come Lounge, with door leading out to a Modern Kitchen/Diner, fitted in contemporary white gloss units and ample room for a good-sized dining table. Downstairs also benefits from a spacious WC. Stairs from the lounge rise to first floor landing where you will find the Bathroom and Two Large Bedrooms. Externally the property benefits from a Private Rear Garden, with patio seating, a shed and convenient gated rear access. There is Allocated Parking for two cars to the front. 50% MINIMUM SHARE AVAILABLE.

**DIMENSIONS**

- Entrance open to Lounge 15'0 x 11'5
- Kitchen 14'9 x 12'4
- Downstairs WC
- Bedroom 1: 15'0 x 10'0
- Bedroom 2: 15'0 x 10'8
- Bathroom

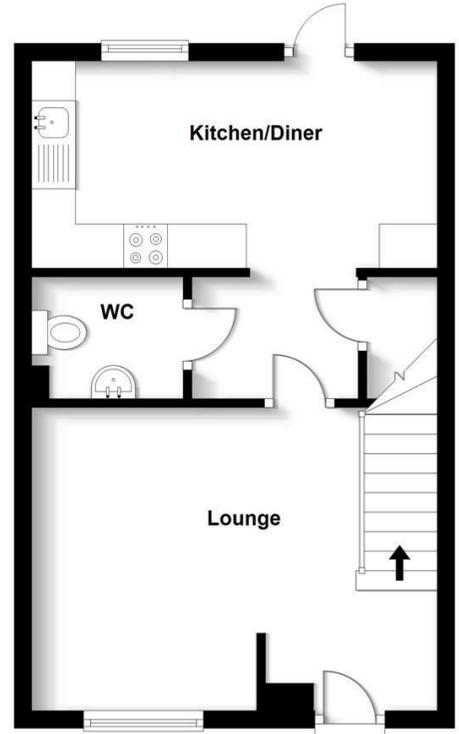
**N.B**

- Current remaining lease approx. 89 years.
- Approx. £55.91 pcm service charge.
- Current rent portion approx. £410.96
- Full market value = £320,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		

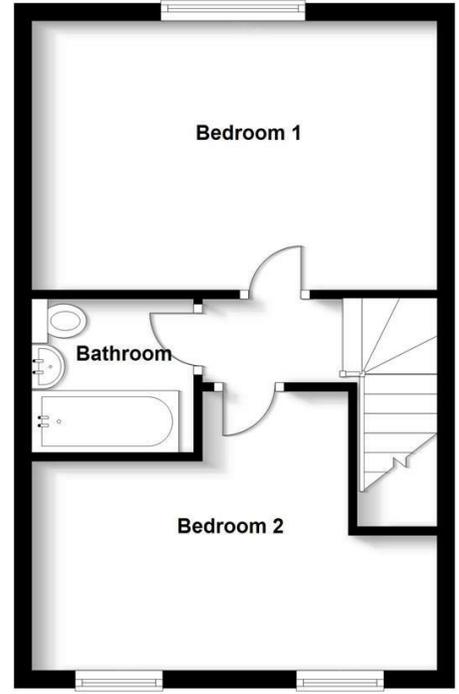
**Ground Floor**

Approx. 34.1 sq. metres (367.5 sq. feet)



**First Floor**

Approx. 34.1 sq. metres (367.5 sq. feet)



Total area: approx. 68.3 sq. metres (734.9 sq. feet)

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A details survey has not been carried out, not the service, appliances and fittings tested. Rome sizes should not be relied upon for furnishing purposed and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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