



12, Peckworth Close

Lower Stondon,
Bedfordshire, SG16 6PG
£280,000

country
properties

A stylish and contemporary ground floor apartment, built in 2023 to a high specification and featuring underfloor heating, set within a secure gated development with two parking spaces and ideally positioned for easy access to Hitchin and the surrounding area.

- Fantatstic presentation throughout - Just move in!
- Master bedroom with en-suite
- 10x year builders warranty provided by global home warranties
- 2 parking spaces + visitor parking spaces
- 999 lease from 1st January 2023
- Contemporary open-plan living accommodation

Ground Floor

Communal Entrance Hall

Security intercom system. Doors to all apartments and stairs to 1st floor apartments.

Entrance Hall

Front door into entrance hallway. Doors to 2 separate built in storage cupboards. Porcelanosa "kingdom" vinyl flooring. Radiator. Intercom system. Oak doors fitted throughout. Doors leading to all rooms

Kitchen/Living/Dining Room

27' 0" x 13' 4" (8.23m x 4.06m) Open plan to kitchen fitted with contemporary wall and base units fitted with Bellato grey laminate work tops and matching upstands with soft close drawers and doors. Integrated washing machine. Integrated dishwasher. Integrated fridge freezer. Single oven with induction hob and extractor. Harlem Granitex single bowl sink fitted with Rion chrome mixer tap. Porcelanosa "kingdom" vinyl flooring. Under floor heating. Loft access: . Dual aspect double glazed window to both front and rear aspects.

Bedroom 1

15' 3" x 10' 11" (4.65m x 3.33m) Double glazed window to rear aspect. Under floor heating. Door leading to En suite



En suite

Three piece suite with Duravit contemporary sanitaryware with concealed cistern wc. Vanity unit with de-mista backlit mirror. Separate shower cubicle with low profile shower tray fitted with thermostatic rainfall head to shower. Porcelanosa half tiled walls. Heated chrome towel rail. Porcelanosa tiled flooring.

Bedroom 2

13' 11" x 6' 10" (4.24m x 2.08m) Double glazed window to rear aspect. Under floor heating.

Bathroom

Three piece suite with Duravit contemporary sanitaryware with concealed cistern wc. Vanity unit with de-mista backlit mirror. Panel enclosed bath fitted with shower over and glass screen. Porcelanosa half tiled walls. Heated chrome towel rail. Porcelanosa tiled flooring.

Outside

Communal Garden

Communal garden area shared between the apartments. Bike and bin storage.

Parking

Gated entrance leading to 2 allocated parking spaces plus visitor parking.

Agents Note

We have been advised that the property is held on a 999-year lease commencing on 1 January 2023.

We are currently awaiting further information from the seller regarding the service charge payable.

The property also benefits from a 10-year new-build warranty provided by Global Home Warranties.

We strongly advise all prospective buyers to verify the above information, including the lease terms, service charge and warranty details, with their legal representative prior to exchange of contracts.

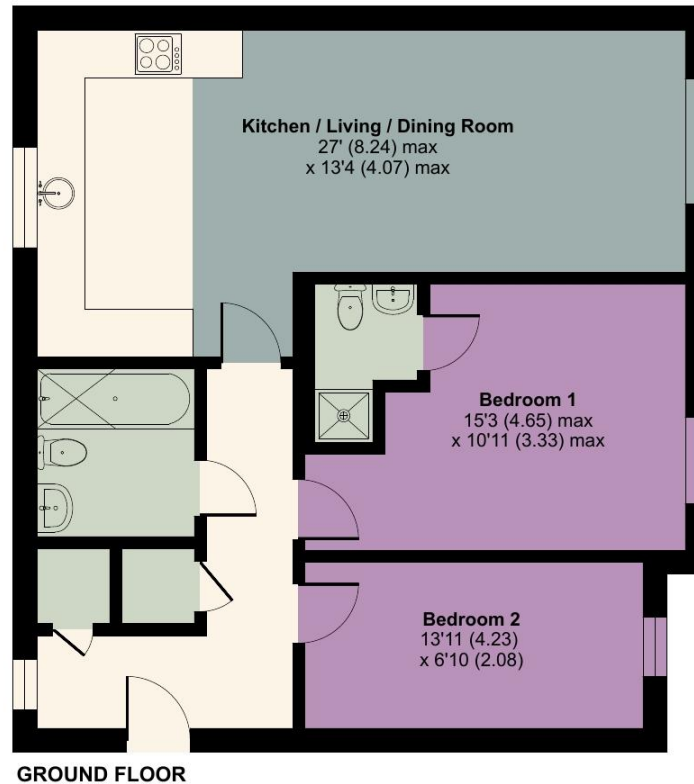
For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk.

PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES



Approximate Area = 750 sq ft / 69.6 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Country Properties. REF: 1502201



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

Country Properties | 46-48, High Street | SG17 5DG

T: 01462 811822 | E: shefford@country-properties.co.uk

www.country-properties.co.uk

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