



**Cromdale Walk, Great Ashby, Stevenage, SG1 6GA**  
**Price £179,995**

We welcome to the market this One Bedroom Ground Floor Apartment set within a Sought After Location of Great Ashby. Internally the property briefly comprises of; An Entrance Hallway, Double Bedroom, Bathroom, Lounge and Kitchen. Coming complete with an Allocated Parking Space, viewing comes highly recommended!



## **Cromdale Walk, Great Ashby, Stevenage, SG1 6GA**

### **Accommodation Comprises Of:**

Door into Entrance Hallway.

### **Entrance Hallway**

Fitted carpet, doors to all rooms, doors to two storage cupboards.

### **Double Bedroom: 11'4 x 9'3 (3.45m x 2.82m)**

Fitted carpet, double glazed UPVC window to front aspect, double panelled radiator, TV and BT points.

### **Bathroom**

Vinyl flooring, WC, pedestal wash basin, bath and shower attachment over, double panelled radiator, extractor fan, shaver point.

### **Lounge 13'2 x 13'1 (4.01m x 3.99m)**

Fitted carpet, two double glazed UPVC windows to front and side aspects, double panelled radiator, TV and BT points, door into Kitchen.

### **Kitchen 11'6 x 6'3 (3.51m x 1.91m)**

Vinyl flooring, double glazed UPVC window to rear aspect, range of base and eye level cupboard and drawer units with roll edge work surfaces, space for tall standing fridge freezer, space for free standing electric cooker and hob, space for washing machine, stainless steel sink and drainer, wall mounted boiler, single panel radiator, ceiling extractor fan.

### **Allocated Parking Space**

### **N.B.**

The property had a 99 year lease from new with approximately 89 years remaining.  
The Service Charge total approximately £42.48pcm.







### Ground Floor

Approx. 46.6 sq. metres (502.1 sq. feet)



Total area: approx. 46.6 sq. metres (502.1 sq. feet)

# Energy Performance Certificate



16, Cromdale Walk, STEVENAGE, SG1 6GA

**Dwelling type:** Ground-floor flat  
**Date of assessment:** 08 November 2012  
**Date of certificate:** 08 November 2012

**Reference number:** 0788-8925-7229-0632-0914  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 46 m<sup>2</sup>

## Use this document to:

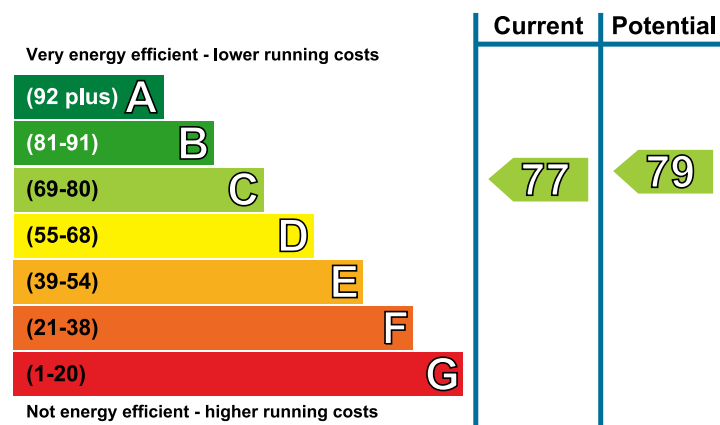
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,032</b>
<b>Over 3 years you could save</b>	<b>£ 78</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 183 over 3 years	£ 93 over 3 years	
Heating	£ 648 over 3 years	£ 660 over 3 years	
Hot Water	£ 201 over 3 years	£ 201 over 3 years	
<b>Totals</b>	<b>£ 1,032</b>	<b>£ 954</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Low energy lighting for all fixed outlets	£30	£ 81	

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.