



- Highly Desired Gated Development
- Long Lease & Share Of Freehold
- Grade II listed Barn Conversion
- Spacious Accommodation With Vaulted Ceilings
- Open Plan Reception Space
- Kitchen & Utility Room
- Two Double Bedrooms
- En-Suite & Further Shower Room
- Beautiful Communal Gardens

LADYGROVE MEWS, PRESTON

2 2 1 EPC

Located in a highly desired gated development this Grade II listed barn conversion apartment has accommodation in excess of 1200sqft with vaulted ceilings making it feel even more spacious. Includes a stunning open plan living space, 2 double bedrooms & 2 bathrooms. Sold with no upward chain.

GUIDE PRICE
£500,000

Ware
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Written quotations available on request. All loans secured on property. Life assurance is usually required.



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PROPERTY INSIGHT

Ensum Brown are delighted to offer for sale a stunning apartment that forms part of a grade II listed barn conversion in this highly desired gated development in the village of Preston on the outskirts of Hitchin.

This very exclusive development has beautifully maintained communal gardens and grounds and there is a delightful small community of home owners. You have a variety of garden areas where you can be alone, come together or entertain family and friends. The tranquil setting includes a communal BBQ area, pavilion with toilet facilities, bin storage and secure storage room. This particular apartment also comes with two allocated parking spaces.

Unlike many leasehold properties this home has a 992 year lease and each of the residents owns part of the freehold, meaning there are no lease issues or high service charges. Service charges are currently in the region of £110 per month and includes buildings insurance and maintenance of all the grounds and facilities previously described.

The apartment has its own private access and when stepping inside you will find it feels extremely spacious thanks to the vaulted ceilings with feature beams, but also because the accommodation is in excess of 1200sq ft, larger than many detached homes. The main reception room is open plan to the kitchen area and has such a great expanse that you can configure the room in a variety of ways to suit your needs. There is a nice contrast of wooden flooring to the living area and tiled flooring to the kitchen space and has feature spotlighting throughout.

The kitchen area features a large picture window and the kitchen itself is fitted with a range of wall and base units and includes a double oven, electric hob with extractor over, dishwasher and space for an American style fridge/freezer. There is a separate adjoining utility room giving yet further storage and plumbing and space for both a washing machine and tumble dryer.

This luxury apartment has two very generous double bedrooms. The master bedroom has a range of fitted wardrobes and storage cupboards and of course with its own en-suite which includes a four piece suite with both bath and shower cubicle. The second bedroom has the use of an adjoining shower room, again with a three piece suite and including a double shower cubicle with rain head shower.

Call Ensum Brown today to arrange your private viewing appointment. The apartment is available with the advantage of no upward chain and there is an excellent opportunity to complete before the end of the stamp duty relief period at the end of June.

