



28 Nokeside, Stevenage, SG2 8EY
£179,995



28 Nokeside, Stevenage, SG2 8EY

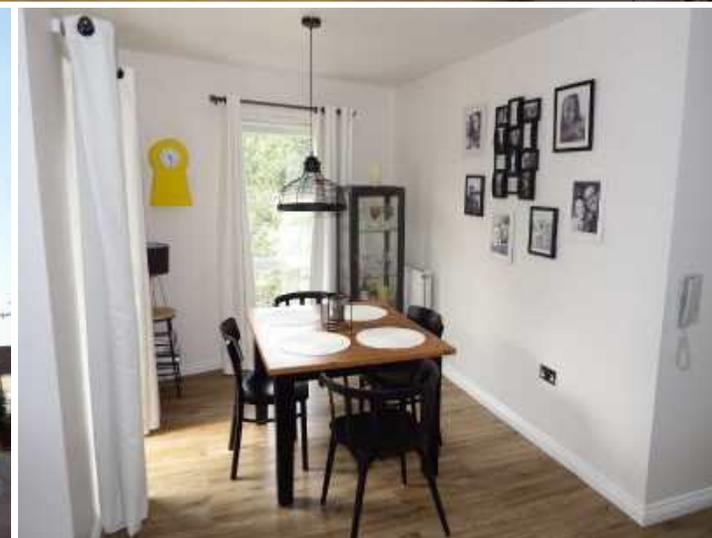
A bright and spacious 2nd floor one bedroom apartment, immaculately presented whilst featuring a light and spacious reception hallway with a feature Velux skylight window, generous open plan "L" shaped lounge/dining room opening to the enclosed balcony, separate modern fitted kitchen and a well appointed bathroom.

Other practical benefits include a security entryphone system, allocated parking, UPVC double glazed picture windows and doors and gas to radiator central heating. In addition there is a generous enclosed balcony enjoying views to parkland at the rear.

The apartment is situated within a cul-de-sac location off Broadwater Crescent on the southern outskirts of Stevenage. Viewing recommended.

LOCATION

Stevenage comprises both the New and Old Towns and is close to the A1M. The Historic High Street in the Old Town offers a good selection of shops, a Waitrose and Tesco Express supermarket, cafés/restaurants, public houses, public library, local Schools and a bank. There are more comprehensive shopping facilities in the nearby New Town with Schools, a Leisure Complex, Theatre and Arts Centre and



Stevenage mainline train station with fast regular trains to London Kings Cross (23 mins).

THE ACCOMMODATION COMPRISES

Communal front door with security entryphone system opening to the communal hallway with staircase rising to all floors. Front door opening to:

RECEPTION HALLWAY

A bright, welcoming reception hallway featuring a wide Velux sealed unit double glazed sky light window, radiator, central heating thermostat, deep shelved storage cupboard, stylish oak effect flooring, doors to:

LOUNGE 12'06" x 10'0" (3.81m x 3.05m)

Measurements exclude a further storage cupboard, TV and phone points, entryphone, radiator, double glazed full height corner windows to both the front and rear. Stylish oak effect flooring, wide opening to the dining recess and door to the kitchen.

DINING RECESS 13'08" x 7'10" (4.17m x 2.39m)

Ample space for table, stylish oak effect flooring, full height double glazed window to the rear elevation. Double glazed door to the balcony.

KITCHEN 12'01" x 6'07" (3.68m x 2.01m)

Fitted with a comprehensive range of oak effect base and eye level units and drawers finished with rolled edged work surfaces with an inset one and a half stainless steel sink unit with mixer tap. Integrated fridge/freezer, built in stainless steel oven with a stainless steel electric hob and extractor fan. Space and plumbing for washing machine, white tiled splashbacks, wall mounted gas fired boiler and downlighters. Double glazed window to the front and side elevations.

BEDROOM 12'08" x 10'0" (3.86m x 3.05m)

TV point, radiator, stylish oak effect flooring and double picture window picture window to the rear elevation with open views across the park.

BATHROOM 8'06" x 7'0" (2.59m x 2.13m)

Fitted with a white three piece suite comprising a panelled bath with mixer tap and separate shower over with bi-folding screen, low level wc and pedestal hand wash basin. Stylish black tiled floor and white tiled walls, radiator, light with shaver point, useful storage cupboard and double glazed window to the front elevation.



BALCONY

A generous balcony with wooden decked seating area, glass balustrades and pleasant views to parkland at rear.

PARKING

Allocated residents parking

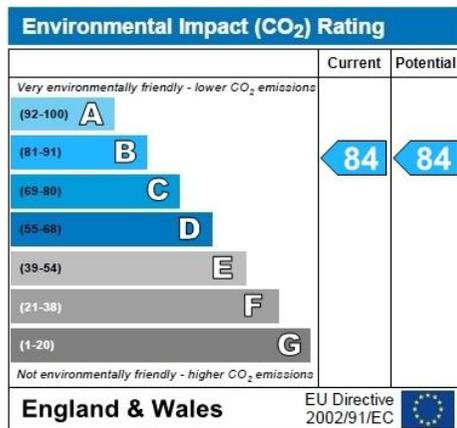
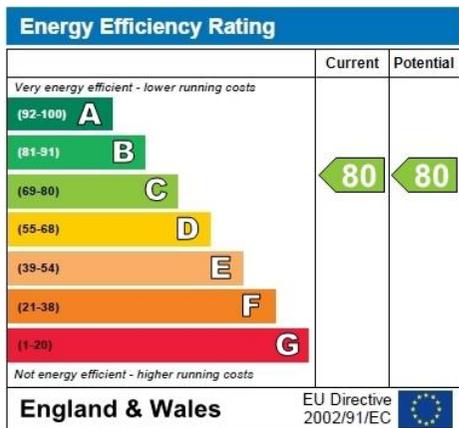
AGENTS NOTE

We are advised by the vendor that the monthly service charge is £90.00 which includes ground rent and buildings insurance. We are further informed that 117 years remain unexpired on the Lease,

COUNCIL TAX

The Council Tax Band is "B" and the amount payable for the year 2017/18 is £1,241.60.





Tel: 01438 316846

Email: oldtown@putterills.co.uk
www.putterills.co.uk

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans and measurements, these are not guaranteed and they do not form part of any contract. We have not tested any of the services, equipment or fittings. No persons in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase price.

