



223 Monument Court, Woolners Way, Stevenage, SG1 3BT
£249,995



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Rarely available top floor Penthouse style two double bedroom apartment set on a corner position with enclosed wrap around balcony to all rooms with direct access from the lounge and the Master bedroom. This beautiful apartment, in the heart of the Old Town, offers stunning rooftop views from every room with windows opening onto uninterrupted vistas across the Old Town and beyond.

The apartment offers a contemporary stylish arrangement of accommodation including a communal entrance lobby, lift to all floors, reception hallway, an impressive open-plan main living area combining both seating and dining areas, fitted kitchen in glossy white finish with integrated appliances, two double bedrooms with an en-suite shower room. Fitted wardrobes to the master bedroom. Well appointed bathroom.

Further practical benefits include double glazing and gas fired central heating with an allocated secure parking space with gated entry. Viewing highly 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

Secure communal entrance lobby with intercom system, separate communal entrance, post facility, lift and stairs to all floors.

RECEPTION HALLWAY

Wooden front door, intercom, radiator, central heating thermostat, airing cupboard housing hot water tank and doors to all rooms.

OPEN-PLAN LIVING AREA 15'9" x 15'6" (4.80m x 4.72m)

A particular feature of the property comprising an open-plan contemporary designed kitchen/living/dining room:

KITCHEN AREA

Kitchen area defined by and fitted with a range of glossy cream base and eye level units and drawers with roll top work surfaces and upstands in grey composite finish, space and plumbing for washing machine, integrated fridge/freezer, electric cooker point, built-in oven with ceramic hob and extractor canopy over, recessed downlighters, radiator and part tiled walls. Quality wood effect laminate flooring. Double glazed windows and door to all sides.

LOUNGE / DINER

Generous open-plan living space, continuation of quality wood effect laminate flooring, TV and telephone points, recessed downlighters, double glazed patio doors opening to the balcony, feature double glazed windows to all sides.

BEDROOM ONE 13'9" x 11'1" (4.19m x 3.38m)

TV point, recessed area with range of fitted wardrobes, radiator, double glazed windows to all sides and door to en-suite shower room.

EN-SUITE SHOWER ROOM

Fitted with a double shower cubicle with fitted shower, low level wc with concealed cistern, wall mounted hand wash basin with chrome mixer tap, radiator, shaver point and light, tiled walls and frosted double glazed window to the rear elevation.



BEDROOM TWO 10'6" x 9'4" (3.20m x 2.84m)

TV point, space for fitted wardrobes, radiator and double glazed windows to the rear elevation.

BATHROOM

Fitted with a modern white three-piece suite comprising a panelled bath with mixer tap and shower over, fitted shower screen, low level wc with concealed cistern, wall mounted hand wash basin set to a deep wooden effect vanity shelf with courtesy mirror above with chrome mixer tap, shaver point and light, radiator, part porcelain tiled walls and floor. Frosted double glazed window to the rear elevation.

BALCONY

An enclosed balcony accessed via the lounge area and master bedroom with far reaching roof top views over the communal courtyard and Old Town beyond.

PARKING

Electric gated access to a secure underground allocated parking space with further visitors parking available on the road behind the flats.

COMMUNAL GARDENS

A striking communal central courtyard style garden with raised planters, bin stores, drying area and substantial water feature.

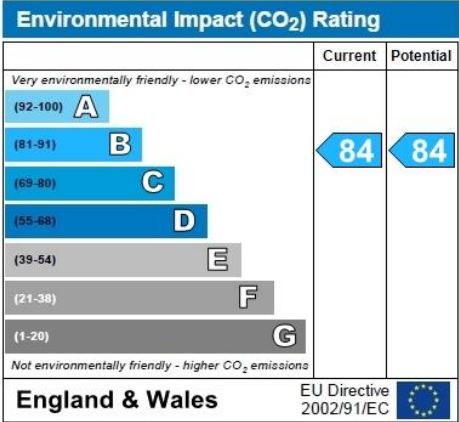
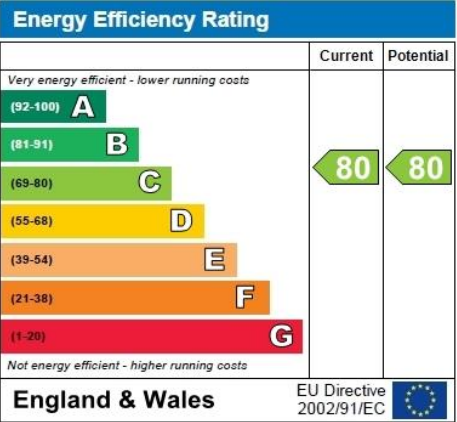
LEASE

The apartment is held on a Lease of 125 years from 1st January 2007, therefore 114 years remain unexpired. We are advised by the vendor that the current annual service charge payable is £1,501.90, the annual ground rent payable is £250.00 and the annual buildings insurance is £176.89.

TENURE AND COUNCIL TAX

The apartment is LEASEHOLD.
The Council Tax Band is "C" and the amount payable for the year 2017/18 is £1,418.97.





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