



5 Trefoil Lodge, Cuttys Lane, Stevenage, SG1 1AB  
£239,995





## 5 Trefoil Lodge, Cuttys Lane, Stevenage, SG1 1AB

A deceptively spacious, bright and modern spacious two bedroom ground floor maisonette with the advantage of its own ground floor front door opening straight into the apartment with the advantage of an allocated parking space immediately to the front of the maisonette with the added benefit of an electric remote controlled security barrier with key pad entry.

The property benefits from double glazing and gas fired central heating and offers a most spacious contemporary arrangement of accommodation comprising a wide welcoming reception hallway, a most comfortable open-plan main living area combining a lounge with room for a dining table and a modern fitted kitchen to one corner. In addition there are two generous double bedrooms with the master bedroom including built-in double wardrobes and a well appointed modern en-suite shower room and a spacious modern family bathroom.

The apartment would make an ideal buy to let investment or first time purchase but would also suit those looking to downsize to a level ground floor apartment, within easy walking distance of the Town Centre shops and mainline railway station. 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**

Double glazed front door opening to:

#### **RECEPTION HALLWAY 4.20 x 1.86 (13'9" x 6'1")**

A wide welcoming reception hallway finished with stylish wooden effect flooring, coat hanging space, double panelled radiator, deep storage cupboard with power for additional kitchen appliance if required, whilst providing further storage space. Internal doors to:

#### **MAIN LIVING AREA 6.55 x 3.76 (21'6" x 12'4")**

Spacious open-plan main living area combining both living and dining areas with a comprehensive modern fitted kitchen to one corner with the generous lounge area featuring a continuation of the stylish wooden effect flooring, TV aerial and phone points, radiator, central heating thermostat and double glazed window to the front elevation. Space for table. Fitted kitchen to one corner defined by stylish tiled flooring whilst fitted with a comprehensive range of modern sleek light grey base and eye level units and drawers finished with black granite gloss work surfaces with matching upstands, inset stainless steel sink unit with mixer tap and mosaic tiled splashback. Range of appliances include an integrated fridge/freezer, glazed and stainless steel single oven with a stainless steel four-ring gas hob and extractor canopy above with space and plumbing for a washing machine. Wall mounted gas fired boiler, extractor fan and double glazed window to the rear elevation.

#### **BEDROOM ONE 5.36 x 3.57 (17'7" x 11'9")**

A most spacious master bedroom with measurements including the door recess and a generous built-in double wardrobe, radiator, stylish wooden effect flooring and double glazed window to the rear elevation. Door to:

#### **EN-SUITE SHOWER ROOM 2.42 x 1.47 (7'11" x 4'10")**

Fitted with a modern white three-piece suite comprising a pedestal hand wash basin with





chrome mixer tap, low level wc with push button flush and a double width walk-in shower cubicle with fitted dual valve shower, white towel radiator, shaver point, extractor fan and stylish porcelain tiled walls and floor.

**BEDROOM TWO 3.40 x 2.75 (11'2" x 9'0")**

Measurements exclude the door recess of 1.80m x 1.36m (5'11" x 4'6"). A further generous double bedroom with continuation of stylish wooden effect flooring, radiator and double glazed window to the rear elevation.

**BATHROOM 2.46 x 1.91 (8'1" x 6'3")**

Fitted with a modern white three-piece suite comprising a panelled bath with mixer tap and shower attachment with fitted glazed shower screen, low level wc with push button flush and a pedestal hand wash basin with chrome mixer tap. Extractor fan, shaver point, white towel radiator, stylish porcelain walls and floor.

**OUTSIDE**

**FRONT**

The property forms part of a small development of modern apartments and occupies the ground floor with its own private entrance. The apartment is conveniently situated within easy walking distance of the Town Centre and mainline railway station. Small lawned communal garden area to the side of the allocated parking.

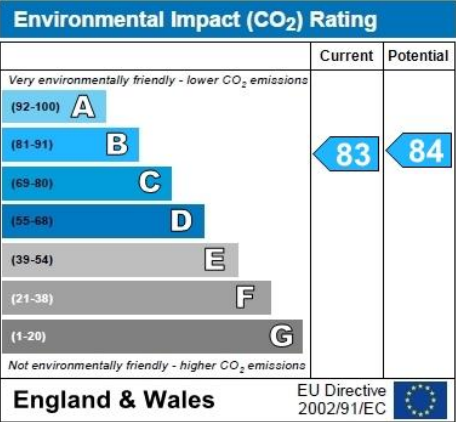
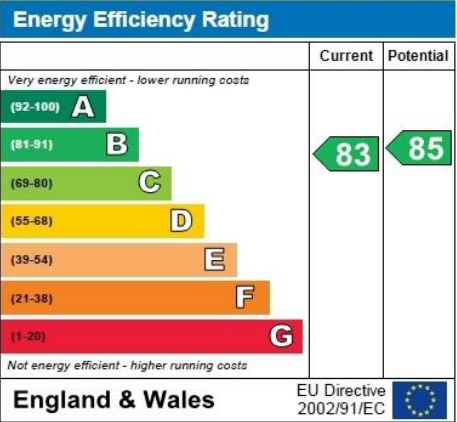
**LEASE DETAILS**

The apartment is held on Lease for a term of 125 years from 2015, therefore 123 years remain unexpired. We are advised by the vendors that the service charge is approximately £1050.00 per annum and the ground rent is £200 per annum.

**COUNCIL TAX**

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





Tel: 01438 316846

Email: [oldtown@putterills.co.uk](mailto:oldtown@putterills.co.uk)  
[www.putterills.co.uk](http://www.putterills.co.uk)

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