



Priestley Road,
Stevenage, Hertfordshire SG2 0BP



162 Priestley Road, Stevenage, SG2 0BP

£234,995

Top floor, two double bedroom modern apartment on the edge of Chells with views to wooded coppice opposite.

A fantastic opportunity to purchase this modern, spacious top floor two bedroom apartment with the added benefit of loft access providing an excellent degree of storage. Built by Hill Residential in approximately 2006, the apartment has been well maintained by the current owners and offers a pleasant outlook over a mature wooded coppice on the outskirts of Chells close to Fairlands Valley Park.

In full, the accommodation comprises a communal entrance hallway with entryphone system, reception hall opening to a dual aspect lounge/dining room enjoying double glazed french doors with a wrought Juliet balcony with views to woodland opposite, fitted kitchen with integrated appliances, master bedroom with built-in double wardrobe, en-suite shower room and a well appointed family bathroom. Other practical benefits include UPVC double glazing and gas fired central heating.

This property would make an ideal first purchase or as a "buy to let" investment.

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

Communal front door opening to a communal hallway with staircase rising to the second floor with front door opening to:

RECEPTION HALLWAY

Featuring stylish wooden effect flooring, single panel radiator, airing cupboard housing hot water cylinder and laundry shelves, access to part-boarded loft space. Doors to:

LOUNGE / DINING ROOM

7.29m x 3.56m (23'11" x 11'8")

A dual aspect room featuring stylish wooden effect flooring with double glazed french doors

opening to a wrought iron Juliet balcony with views to woodland opposite and further double glazed window to the rear elevation. Two single panel radiators, central heating thermostat, security entryphone, downlighters, TV and telephone points.

KITCHEN

3.40m x 2.11m (11'2" x 6'11")

The kitchen is accessed off the dining area and comprises a stylish comprehensive range of wooden grain effect base and eye level units and drawers complemented by grey square edge work surfaces with an inset one and a half bowl stainless steel sink unit with chrome mixer tap. Built-in Zanussi electric double oven and four-ring gas hob with stainless steel extractor canopy above, integrated washing machine and under-counter fridge, tiled splashbacks, continuation of stylish wooden effect flooring, cupboard housing wall mounted gas fired boiler, radiator, downlighters and double glazed window to the rear elevation.

BEDROOM ONE

3.28m x 3.12m (10'9" x 10'3")

A generous double bedroom with measurements excluding a built-in double wardrobe, radiator and double glazed window with pleasant views to woodland opposite. Door to:

EN-SUITE SHOWER ROOM

Fitted with a modern white three-piece suite comprising a low level wc, hand wash basin and a corner shower cubicle with fitted shower, electric heated chrome towel rail, radiator, shaver point, tiled walls with contrasting border tile, ceramic tiled flooring and double glazed window to the front elevation.

BEDROOM TWO

3.48m x 3.18m (11'5" x 10'5")

A further double bedroom with a radiator and double glazed window to the front elevation.

BATHROOM

Fitted with a modern white three-piece suite comprising a tiled panelled bath with chrome mixer tap, low level wc with concealed cistern with push button flush, wall mounted hand wash basin with chrome mixer tap, tiled walls with contrasting mosaic border tile, tiled flooring, electric heated chrome towel rail, shaver point, extractor fan, downlighters and double glazed window to the rear elevation.

PARKING

The apartment has the benefit of one allocated parking space with further visitors parking

spaces available, secure communal bicycle store and bin store.

AGENTS NOTES


We understand that the apartment is held on a 999 year lease from 2007 with a share of the freehold. We further understand that the quarterly service charge is approximately £306.00, inclusive of buildings insurance. There is no ground rent and the management/service charge includes fortnightly communal area cleaning, fortnightly gardening, internal hallway/external private road lighting, building insurance and general repairs/maintenance. We are further informed that there is an additional annual charge of £105.00 payable being a contribution towards the upkeep of the private road.


COUNCIL TAX

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	78
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	81	82
England & Wales	EU Directive 2002/91/EC 	

Living/Dining	6.9m x 3.5m	22'8" x 11'6"
Kitchen	3.4m x 2.1m	11'2" x 6'11"
Bedroom 1	3.5m x 3.1m	11'6" x 10'2"
Bedroom 2	3.5m x 3.2m	11'6" x 10'6"
Bathroom	2.1m x 2.1m	6'11" x 6'11"



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