



177 Monument Court, Woolners Way, Old Town, Stevenage, SG1 3BT

£234,995



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* STAMP DUTY EXEMPT FOR FIRST TIME
BUYERS *

An immaculate contemporary style open plan ground floor two double bedroom apartment situated within the individual modern Monument Court building within the heart of the Old Town.

The apartment offers a high specification contemporary finish combined with a well presented arrangement of open-plan accommodation including a communal entrance lobby, lift to all floors, reception hallway, open plan lounge/kitchen/dining room with integrated appliances, master bedroom with built-in wardrobes and a spacious en-suite shower room with a window and a well appointed bathroom. The apartment benefits from a landscaped central courtyard and remote access to gated secure underground parking.

Further practical benefits include double glazing and gas fired central heating. 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

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

RECEPTION HALLWAY

A generous reception hallway with stylish wooden flooring, downlighters, radiator, cupboard housing the hot water system, heating control panel, intercom system and doors to:

KITCHEN / LOUNGE / DINING ROOM 7.15 x 3.19 (23'5" x 10'6")

A spacious main living area combining both lounge and dining areas with a fitted kitchen whilst featuring continuation of the stylish wooden flooring, wide double glazed patio doors with Juliette balcony to the front of the property. Downlighters, TV and phone points, ample space for dining table, radiator. The kitchen area is defined by a comprehensive range of white gloss base and eye level units complemented by square edged work surfaces with matching upstands with an inset one and a half bowl stainless steel sink unit with chrome mixer tap. Range of appliances include a washer dryer (possibly available by separate negotiation) integrated fridge/freezer and a stainless steel oven with electric hob with a stainless steel extractor canopy over.

BEDROOM ONE 4.82 x 2.75 (15'10" x 9'0")

A spacious master bedroom with continuation of wooden flooring, measurements including a built-in double wardrobe with a radiator and double glazed window to the front elevation. Door to:

EN-SUITE SHOWER ROOM 2.96 x 1.47 (9'9" x 4'10")

Fitted with a white three-piece suite comprising a double width shower cubicle with fitted shower, circular hand wash basin set below an oak vanity shelf with vanity mirror above, low level wc with concealed cistern with chrome push button flush, wide porcelain tiled walls and floor, downlighters, shaver point, radiator and double glazed window to the side elevation.



BEDROOM TWO 3.67 x 2.44 (12'0" x 8'0")

A further double bedroom with continuation of wooden flooring, radiator and double glazed window to the front elevation.

FAMILY BATHROOM 2.23 x 1.70 (7'4" x 5'7")

Fitted with a white three-piece suite comprising a panelled bath with separate shower over and fitted shower screen. Circular hand wash basin with chrome mixer tap set below an oak vanity shelf with vanity mirror above, low level wc with concealed cistern with chrome push button flush, wide porcelain tiled walls and floor, downlighters, shaver point and radiator.

OUTSIDE**PARKING**

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

GARDENS

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

LEASE DETAILS

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.

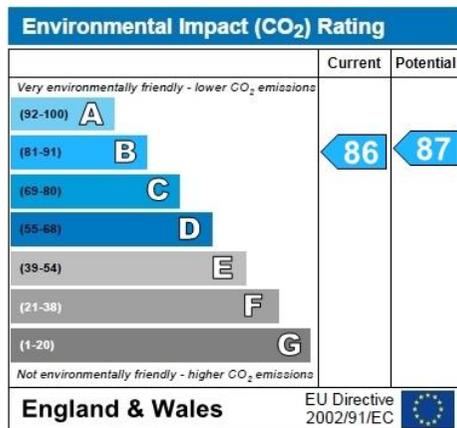
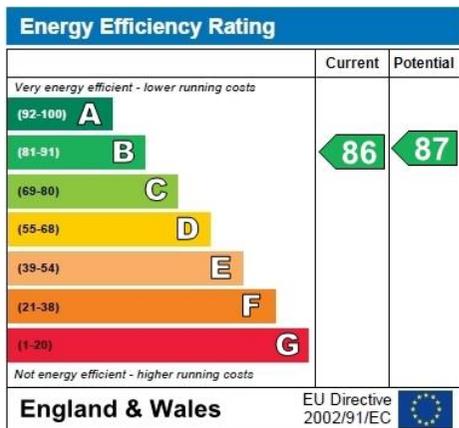
GROUND RENT

It has been brought to our attention that the ground rent charges referred to in the lease double every fifteen years and as such any prospective buyer needs to take the relevant legal advice on this matter and be fully satisfied with regard to this prior to committing to purchase. It is also our understanding that this has recently been highlighted as a common issue with leasehold properties, the current government are aware of the same and as such we expect there to be some future legislation that forms the basis of a solution to this issue.

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
www.putterills.co.uk

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