



PUTTERILLS

— est. 1992 —

7 Howarde Court, Stevenage, SG1 3DF

£279,995

SPACIOUS, FIRST FLOOR TWO BEDROOM MAISONETTE, IDEALLY SITUATED BEHIND THE HISTORIC OLD TOWN HIGH STREET WITHIN A SHORT WALK OF THE MAINLINE RAILWAY STATION.

* STAMP DUTY EXEMPT FOR FIRST TIME BUYERS *

A rare opportunity to purchase a spacious two bedroom first floor maisonette, tucked away in the corner of this highly regarded courtyard development with the advantage of a private ground floor entrance door and an allocated parking space with the added security of electric automated security gates. The maisonette forms part of an exclusive highly sought-after courtyard development conveniently situated behind the historic Old Town High Street with easy reach of all the local amenities and within a 10 minute walk of the mainline railway station. The property would make an ideal first time purchase, buy to let investment or would suit a prospective purchaser looking to downsize to a convenient private property, within easy reach of local amenities. In full the accommodation comprises a ground floor entrance hall, staircase rising to the reception hallway, generous lounge, separate fitted kitchen, two generous double bedrooms with an en-suite to the master bedroom and a family bathroom. Further practical benefits include gas fired central heating and sealed unit double glazing. 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 Lloyds 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

Private front door with storm porch opening to:

ENTRANCE HALL

Radiator, staircase rising to the first floor.

RECEPTION HALLWAY 1.87 x 0.93 (6'2" x 3'1")

Airing cupboard with hot water tank and laundry shelves, further boiler cupboard housing wall mounted gas fired boiler, central heating thermostat and radiator.

Access to the loft space (ideal for storage) and sealed unit double glazed window to the front elevation. Doors to:

LOUNGE 4.81 x 3.21 (15'9" x 10'6")

A most comfortable room with TV aerial point, radiator and sealed unit double glazed window to the rear elevation, square arch to:

KITCHEN 2.92 x 2.39 (9'7" x 7'10")

Fitted with a range of wooden grain effect base and eye level units and drawers finished with grey rolled edge work surfaces and an inset stainless steel sink unit with mixer tap. A range of appliances including an integrated stainless steel and glazed oven, stainless steel four-ring gas hob with concealed extractor canopy above, freestanding fridge/freezer, washing machine and slimline dishwasher (included in the sale), under-unit lighting, mosaic effect tiled splashbacks and sealed unit double glazed window to the front elevation.

BEDROOM ONE 3.59 x 3.41 (11'9" x 11'2")

A generous master bedroom with measurements including a built-in double

wardrobe, radiator and sealed unit double glazed window to the rear elevation. Door to:

EN-SUITE SHOWER ROOM 2.27 x 1.38 (7'5" x 4'6")

Fitted with a white suite comprising a pedestal hand wash basin, low level wc with push button flush, pedestal hand wash basin with chrome mixer tap and a double width walk-in shower cubicle with fitted Aqualisa shower. Mosaic effect tiled surrounds with contrasting white tiled walls, large vanity mirror, black slate effect tiled flooring, radiator, downlighters and sealed unit double glazed window to the rear elevation.

BEDROOM TWO 4.27 x 2.72 (14'0" x 8'11")

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

BATHROOM 2.27 x 1.87 (7'5" x 6'2")

Fitted with a white three-piece suite comprising a low level wc with push button flush, pedestal hand wash basin with chrome mixer tap, panelled bath with separate

Aqualisa shower over and fitted shower screen, extractor fan, radiator, natural stone effect tiled walls and flooring.

OUTSIDE

PARKING

Allocated parking space situated within close proximity to the front door with the added security of electric remote automated security gates opening directly onto the historic Old Town High Street and local amenities.

LEASE DETAILS

We are advised by the vendor the apartment has a lease term of 136 years remaining unexpired, that the service charge is approximately £75.00 per month and the ground rent is £100.00 per annum.

COUNCIL TAX AND EPC

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





