



PUTTERILLS

— est. 1992 —

3 Ringlet Court  
Admiral Drive, Stevenage SG1 4GP  
**£229,995**

**Superb first floor two bed, two bath apartment with allocated parking in tucked away location within the highly sought after modern Chrysalis Park Development.**

\* STAMP DUTY EXEMPT FOR FIRST TIME BUYERS \*

Impeccably presented and maintained two double bedroom first floor apartment with allocated parking and secure intercom access located in a desirable landscaped setting within the sought after modern Chrysalis Park Development. The property features a modern open-plan main living area combining seating and dining areas with a sleek modern fitted kitchen, two generous double bedrooms, master with en-suite and a well appointed modern bathroom. The apartment is finished with stylish wooden flooring, double glazed windows and benefits from thermostatically controlled electric heating. Allocated parking space plus dedicated bike store and useful bin store, both discreetly located at the rear, There is further visitors parking and a generous level of casual parking. 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**

Communal entrance with secure intercom access into communal lobby, stairs rising to the first floor, wooden front door opening to:

**ENTRANCE HALLWAY**

Sold wood flooring, radiator, heating control panel (4 Zone RF Programmer) , deep store cupboard with plumbing for washing machine, wall mounted videophone for secure access, double glazed picture window to the rear elevation. Doors to all rooms.

**LOUNGE / DINER / KITCHEN 6.92 x 3.42 (22'8" x 11'3")**

Generous open-plan arrangement incorporating lounge/diner with kitchen to one end. Wood flooring, two double radiators, TV and telephone points, double glazed french doors with Juliette balcony to the front elevation,

**KITCHEN**

The kitchen area fitted with modern range of charcoal grey high gloss base and eye level cupboards and drawers with soft close feature, a stainless steel sink unit with chrome mixer tap complemented by rolled top work surfaces and matching upstands. Electric cooker point, integrated fridge/freezer, built-in oven, electric hob with extractor canopy above and double glazed window to the rear elevation.

**BEDROOM ONE 4.70 x 2.72 (15'5" x 8'11")**

Fitted with a range of fitted wardrobes with sliding mirrored doors, TV point, radiator and double glazed picture window to the front elevation. Door to:

**EN-SUITE SHOWER ROOM 2.19 x 1.47 (7'2" x 4'10")**

Fitted with a low level wc with chrome flush, pedestal hand wash basin, double width shower cubicle with power shower, recessed downlighters, chrome heated towel rail, shaver point, extractor fan, part tiled walls with attractive complimentary detailing, tiled floor and wall mounted mirrored cabinet

**BEDROOM TWO 3.52 x 3.20 (11'7" x 10'6")**

Measurements taken into recess. TV point, radiator, space for wardrobes and double glazed window to the front elevation.

**BATHROOM**

Fitted with a white three-piece suite comprising a panelled bath with mixer tap and hand-held shower attachment over with separate wall mounted shower, low level wc with chrome push button flush and pedestal hand wash basin, shaver point, chrome heated towel rail, part tiled walls and tiled floor. Frosted double glazed windows to the rear elevation.

**OUTSIDE**

Landscaped communal gardens with dedicated bin store and bike store.

### **PARKING**

The apartment has an allocated parking space No.262 plus there are visitors parking bays.

### **LEASE DETAILS**

The apartment is held on a Lease for 155 years from January 2015, therefore 152 years remain unexpired. The service charge is approximately £1130.49 per annum and the ground rent approximately £220 per annum. The Buildings Insurance is £150.00 per annum.

### **COUNCIL TAX AND EPC**

The Council Tax Band is "C" and the amount payable for the year 2018/19 is £1,501.26. The EPC Rating is "D".



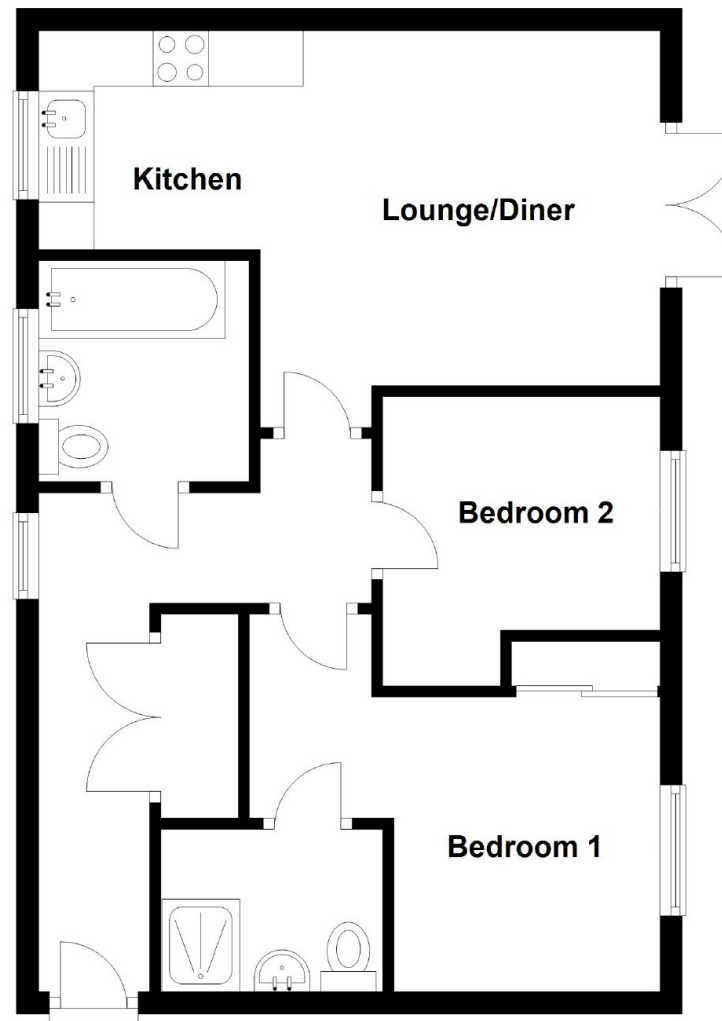








## Floor Plan



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