



IMPRESSIVE FOURTH FLOOR DUAL ASPECT, TWO BEDROOM, TWO BATHROOM APARTMENT PRESENTED IN EXCELLENT CONDITION THROUGHOUT.

* STAMP DUTY EXEMPT FOR FIRST TIME BUYERS *

An immaculate two bedroom, two bathroom, fourth floor apartment presented in show home condition throughout whilst enjoying a convenient Old Town location within easy walking distance of both the historic High Street and mainline station with fast direct trains to Kings Cross in approximately 23 minutes. Representing an ideal first time purchase this end apartment benefits further from no adjoining neighbours to two sides providing a pleasant dual aspect with far reaching views over the surrounding greenery and Old Town roof tops. The apartment enjoys the further practical benefits of sealed unit double glazing and gas fired central heating with an allocated parking space with further visitors parking spaces available. In full the accommodation comprises a long reception hallway with two storage cupboards leading to an open-plan lounge/dining room with a larger than average modern fitted kitchen, two bedrooms with the master bedroom featuring an en-suite shower room and a spacious family bathroom. Viewing highly recommended.

LOCATION

Stevenage comprises both the New and Old Towns and is conveniently situated within easy access of the A1M. The Historic High Street in the Old Town offers a good selection of shops, a Tesco Express supermarket, cafés/restaurants, public houses and a public library. In addition the area is well served by a good selection of local primary and secondary schools. 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 with entryphone system, opening to the communal hallway with lift and stairs rising to all floors. Oak veneered front door with parquet inlay opening to:

RECEPTION HALLWAY 4.00 x 3.34 (13'1" x 10'11")

A particularly spacious reception hallway finished with stylish wooden effect flooring,

wall mounted entryphone system, radiator, central heating thermostat, two generous storage cupboards and doors:

LOUNGE / DINING ROOM 5.18 x 2.59 (17'0" x 8'6")

A bright spacious open-plan lounge/dining room benefiting from a dual aspect provided by a sealed unit double glazed picture window with wrought iron Juliet balcony with a further sealed unit double glazed window to the rear elevation with a second sealed unit double glazed window to the side elevation. All windows provide far reaching views over the communal gardens, mature trees and Old Town roof tops. TV aerial and telephone point, two radiators, continuation of stylish wooden effect flooring, decorative glass blockwork helps to create a natural division between the lounge/diner and the kitchen enhancing the contemporary modern feel of the apartment.

KITCHEN 2.44 x 3.54 (8'0" x 11'7")

A larger than average kitchen when compared to similar apartments fitted with a comprehensive range of light beech effect base and eye level units and drawers finished

with black square edged granite effect work surfaces with an inset one and half bowl stainless steel sink unit with chrome mixer tap. Integrated stainless steel and glazed single oven with a stainless steel four-ring gas hob with concealed extractor canopy above, freestanding fridge/freezer, dishwasher and washer/dryer (possibly available by separate negotiation). White tiled splashbacks, wall mounted gas fired combination boiler and sealed unit double glazed windows to the side elevation.

BEDROOM ONE 4.27 x 2.69 (14'0" x 8'10")

A comfortable master bedroom with a radiator and sealed unit double glazed window to the side elevation. Door to:

EN-SUITE SHOWER ROOM

Fitted with a modern white three-piece suite comprising a low level wc with chrome push button flush, pedestal hand wash basin and a walk-in shower cubicle with fitted shower, white tiled splashbacks with contrasting decorative border tile, shaver point, extractor fan and radiator.

BEDROOM TWO 4.00 x 3.34 (13'1" x 10'11")

(Approximate measurements as an irregular shaped room). Radiator and two sealed unit double glazed windows to the side elevation.

BATHROOM 2.13 x 2.06 (7'0" x 6'9")

A generous bathroom fitted with a modern white three-piece suite comprising a low level wc with concealed cistern with push button flush with white vanity shelf above, pedestal hand wash basin to the side with chrome mixer tap, panelled bath with chrome mixer tap and separate thermostatic shower over with fitted shower screen. White tiled splashbacks with contrasting decorative border tile, shaver point, vanity mirror with courtesy light, extractor fan and radiator.

OUTSIDE

GROUNDS

Communal grounds including areas of lawn, trees and shrub borders.

PARKING

The property is situated at the entrance to the development with the advantage of an allocated parking space with additional business parking to the rear.

LEASE DETAILS

We are advised by the vendor that the property is held on a 125 year Lease from 24th June 2006, therefore there are 112 years remaining. We are further advised that there is no ground rent payable and that the annual service charge is £1,336.66. (£111.39 per month).

COUNCIL TAX AND EPC

The Council Tax Band is C. The amount payable for the year 2019/20 is £1,563.12. The EPC rating is B

VIEWING INFORMATION

Viewings are strictly by appointment only through Putterills of Hertfordshire, through

whom all negotiations should be conducted.

PLEASE NOTE

DISCLAIMER: Putterills endeavour to maintain accurate depictions of properties in virtual tours, floor plans and descriptions, however, these are intended only as a guide and intended purchasers must satisfy themselves by personal inspection.

MONEY LAUNDERING REGULATIONS: Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

FIXTURES & FITTINGS: All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

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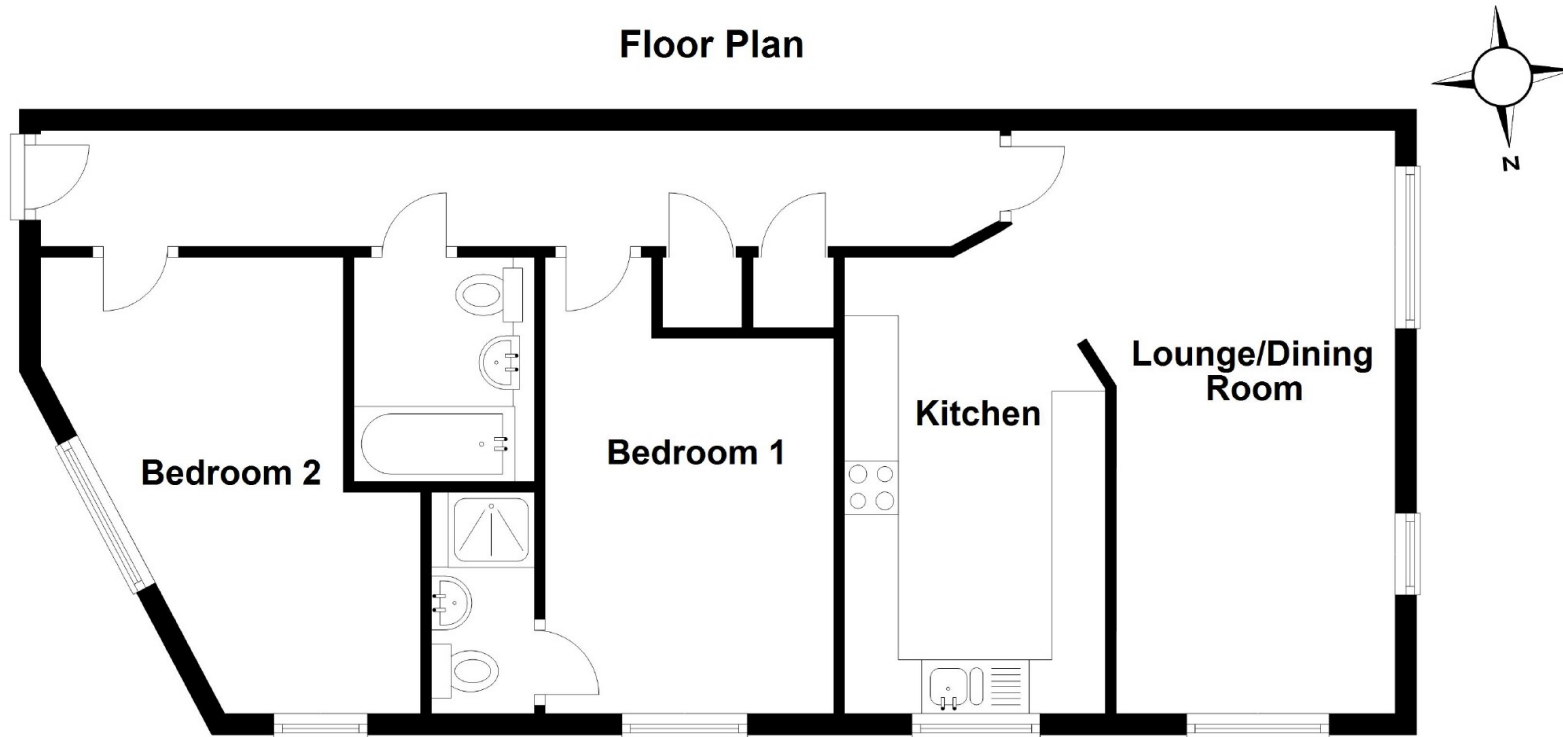
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Floor Plan



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