



## SPACIOUS, WELL PRESENTED TWO DOUBLE BEDROOM MODERN APARTMENT CONVENIENTLY SITUATED JUST A SHORT WALK FROM THE MAINLINE RAILWAY STATION.

2 bedroom 2 bathroom apartment with secure allocated town centre parking space, serviced by lift and on-site concierge. This spacious two double bedroom apartment is situated on the fourth floor in a quiet hallway of only 3 apartments and door to fire exit only stairwell, with only one adjoining apartment to the right-hand side. The apartment is beautifully presented throughout in Show Home condition and features Amtico flooring, radiator heating, black-out blinds and large south-facing double glazed windows providing an abundance of natural light and panoramic views over Stevenage Town and beyond. The impressive open plan main living area combines a sleek fitted kitchen with both dining and seating areas whilst the spacious master bedroom includes a substantial range of fitted wardrobes and a stylish en-suite shower room. The apartment is serviced by lifts to all floors with the added security of an on-site concierge, video entryphone system and a secure allocated parking space. In full the accommodation comprises a wide welcoming reception hallway, open-plan main living area combining a fitted kitchen with both dining and seating areas, two spacious double bedrooms featuring fitted wardrobes with the master bedroom featuring a stylish en-suite shower room, and a well-appointed bathroom. Viewing highly recommended.

An iconic development of 150 apartments in a 'landmark building' in the heart of Stevenage New Town, formerly occupied by HM Land Registry and later converted into an exclusive apartment complex in 2016. Conveniently situated in the Town Centre just a 4 minute walk from the train station with direct fast trains to London Kings Cross in 23 minutes and direct trains to Central London, Gatwick Airport, Brighton and Cambridge.

### 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 is just a 5 minute walk away and offers a good selection of shops, cafés/restaurants, public houses and a doctors surgery with commuter appointments'. In addition, the area is well served by Lister Hospital and a good selection of local primary and secondary schools. There are more comprehensive shopping facilities in the nearby New Town with a 24-hour Tesco Extra just a 1 minute walk away, a Leisure Complex featuring a cinema, restaurants and bars, Theatre and Arts Centre and Stevenage mainline train station with fast regular trains to London Kings Cross (23 minutes) and Cambridge (37 minutes) and Thameslink line service to Central London (Farringdon, City Thameslink, Blackfriars), Gatwick Airport and Brighton.

### THE ACCOMMODATION COMPRISES

Communal front door with fob access and video entryphone system opening to the

communal reception hallway with residents and visitors seating area and notice board, concierge office, lift and staircase to all floors. Secure coded communal post room and cycle storage to basement level with full CCTV. Concierge service including delivery acceptance and arranging maintenance available Monday-Friday 9am-5pm. Motion-sensor illuminated communal hallways leading to the apartment's front door which opens to:

### RECEPTION HALLWAY 3.12 x 1.92 (10'3" x 6'4")

White gloss timber entrance door with peephole, double lock and chain, opening to a wide welcoming reception hallway finished with stylish Amtico vinyl flooring, radiator, wall-mounted video entryphone, downlighters, network points, power points, fuse box, cupboard housing hot water cylinder and doors to:

### MAIN LIVING AREA 5.85 x 3.64 (19'2" x 11'11")

A particular feature of the property is the generous open-plan main living area

combining both seating and dining areas with a spacious well-appointed sleek fitted kitchen. Continuation of stylish Amtico vinyl flooring, range of wall and base units finished with Cashmere grey high-gloss doors with chrome bar handles, complemented by square edged natural stone effect work surfaces and an inset one and half bowl stainless steel sink unit with chrome mixer tap. Under-unit lighting, power points and downlighters to kitchen area. Space for upright fridge/freezer. Integrated appliances include a NEFF combi washer-dryer, NEFF stainless steel glazed single oven, NEFF electric four-ring ceramic hob with a glazed splashback and stainless steel extractor canopy above.

Ample space for dining table, carpeting and pendant light to seating area, TV and phone points with ample power points, radiator, heating thermostat and south-facing double glazed picture window with made-to-measure blackout blind and wide windowsill to the front elevation.

### BEDROOM ONE 5.00 x 4.24 (16'5" x 13'11")

The apartment enjoys the benefit of a particularly spacious master bedroom, "L" shaped in design including a substantial range of wooden grain effect floor to ceiling wardrobes, radiator, TV and phone points, power points and double glazed picture window with made-to-measure blackout blind and wide windowsill to the front elevation. Door to:

### **EN-SUITE SHOWER ROOM 2.23 x 1.65 (7'4" x 5'5")**

Fitted with a modern white three-piece suite comprising a low level wc with chrome push button flush, wall mounted hand wash basin with chrome mixer-tap and white gloss vanity cupboard below, double width walk-in shower cubicle with sliding screen and fitted shower. Made-to-measure mirror feature and glass shelf, neutral patterned wall tiles complemented by natural stone effect Amtico vinyl flooring, downlighters, shaver point, chrome towel radiator and extractor fan.

### **BEDROOM TWO 3.84 x 2.63 (12'7" x 8'8")**

A further spacious double bedroom with substantial floor to ceiling wardrobes, radiator, power points and double glazed picture window with made-to-measure blackout blind and wide windowsill to the front elevation.

### **BATHROOM 1.94 x 1.70 (6'4" x 5'7")**

Fitted with a modern white three-piece suite comprising a panelled bath with chrome mixer tap and flexi shower attachment with glazed shower screen, a low level wc with chrome push button flush, wall mounted hand wash basin with chrome mixer-tap and white gloss vanity cupboard below. Made-to-measure mirror feature, neutral patterned wall tiles complemented by natural stone effect Amtico vinyl flooring, downlighters, shaver point, chrome towel radiator and extractor fan.

### **PARKING**

The apartment has the advantage of a secure allocated parking space within the centre of the development. Electric gate with fob and code access.

### **LEASE DETAILS**

Leasehold. The apartment has 121 years remaining on the Lease with an annual service charge of £1,380 and an annual ground rent charge of £275. The next ground rent review is due 1st January 2025 and every 10 years thereafter, linked to RPI.

### **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 "D".

### **VIEWING INFORMATION**

Viewings are strictly by appointment only through Putterills of Hertfordshire, through whom all negotiations should be conducted.

### **DISCLAIMER**

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Mr Adrian Murphy, Independent Mortgage Advice Bureau, 61 High Street, Old Town, Stevenage SG1 3AQ

T: 01438 360040.

E: [adrian.murphy@imab.net](mailto:adrian.murphy@imab.net)



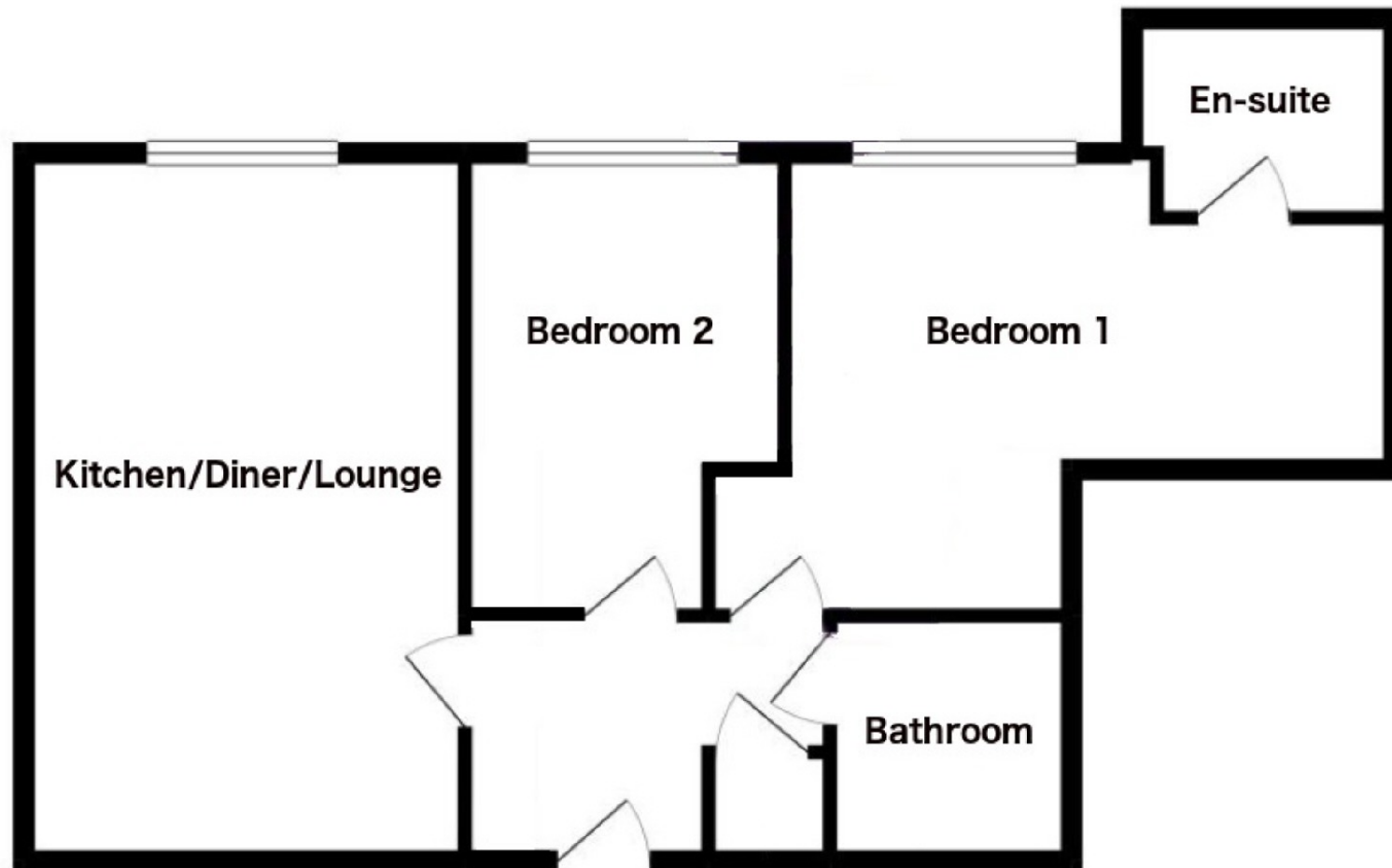












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