



PUTTERILLS

est. 1992

The Covers Century House, Cricketer's View, Ditchmore Lane, Stevenage SG1 3LJ

**£235,000**

## SPACIOUS GROUND FLOOR ONE BEDROOM APARTMENT WITH THE ADDED ADVANTAGE OF ITS OWN PRIVATE FRONT DOOR, SPACIOUS LOUNGE AND SEPARATE KITCHEN PLUS A GENEROUS BEDROOM AND BATHROOM.

AN IMPRESSIVE COLLECTION OF TEN INDIVIDUAL ONE AND TWO BEDROOM APARTMENTS CRAFTED OUT OF THREE FINE VICTORIAN BUILDINGS conveniently situated equidistant of both the New Town Centre and the historic Old Town High Street within easy reach of local shops and eateries whilst within a short walk of the mainline station providing a fast direct train service to Kings Cross within approximately 23 minutes. These private bespoke apartments feature generous well proportioned individual layouts combining sleek fully integrated Italian kitchens with modern white sanitaryware complemented by a taller than average ceiling height indicative of Victorian homes with an abundance of natural light provided by both sealed unit double glazed sash and feature bay windows (where specified). Further benefits include individual gas fired central heating and allocated parking spaces. The development includes two particularly spacious Duplex apartments with an extensive range of accommodation over two floors featuring two double bedrooms, both of which benefit from en-suite shower rooms.

The apartments at Cricketer's View represent an ideal opportunity for first time buyers, viable buy to let investments or equally suitable for those looking to downsize to a low maintenance, individual conveniently located home.

Early reservations available for proceedable buyers with completion dates from January 2020. Accompanied site visit available by appointment only Monday to Friday.

### 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).

### SPECIFICATION

- \* Many fine period features
- \* Sealed unit double glazed sash windows
- \* Feature bay windows (where specified)
- \* UPVC double glazed windows to side and rear elevations
- \* Individual gas to radiator central heating
- \* Tall ceiling height complemented by period style tall skirting boards

- \* Solid internal doors
- \* White sanitaryware
- \* Bespoke contemporary Italian kitchens
- \* Corrigan work surfaces
- \* Integrated appliances
- \* Carpeted throughout
- \* Ceramic tiling to wet areas
- \* Communal entryphone system
- \* Allocated parking
- \* Bike and bin store
- \* 10 year Builders Warranty
- \* 250 year Lease with ground rent and management charges to be provided

### TENURE, COUNCIL TAX AND EPC

The Tenure of this property is LEASEHOLD. The Council Tax Band is to be advised. The EPC Rating is to be advised.

### VIEWING INFORMATION

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

### 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 potential 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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