



PUTTERILLS

est. 1992

5 Gunnells Fairview Road, Old Town, Stevenage, SG1 2FY

**£325,000**

## TWO DOUBLE BEDROOM, TWO BATHROOM, FIRST FLOOR APARTMENT WITHIN EXCLUSIVE GATED COURTYARD DEVELOPMENT, SET BACK FROM FAIRVIEW ROAD WITHIN A SHORT WALK OF THE MAINLINE RAILWAY STATION.

A rare opportunity to purchase this most impressive two double bedroom, two bathroom first floor apartment tucked away to the rear of this exclusive, gated courtyard development of similar homes set back from Fairview Road within easy walking distance of the mainline railway station and historic Old Town High Street.

This most spacious apartment is beautifully presented throughout and finished to an exacting standard with a level of specification rarely found when compared to similar homes. Highlights include a most comfortable lounge with views to woodland at the rear, a separate fully integrated gloss kitchen with quartz work surfaces, two vast double bedrooms with an opulent en-suite shower room and family bathroom. In addition the apartment enjoys the use of private communal gardens and an allocated parking space. Further practical benefits include double glazing and gas fired central heating.

Built in 2015 by a reputable local builder within the grounds of "Gunnells", a local character property of historical interest, this development has quickly established itself as an ideal location for the discerning purchaser looking to downsize to a spacious exclusive secure property whilst retaining good transportation links. In turn, the property would also appeal to first time buyers looking for a more individual spacious home when compared to similar priced smaller houses.

In full, the accommodation comprises an open-plan lounge/dining room, separate kitchen, two double bedrooms and an en-suite shower room and 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 entrance door with entryphone system, staircase rising to all floors with an oak veneered front door opening to:

#### RECEPTION HALLWAY 3.75 x 1.93 (12'4" x 6'4")

Finished with stylish engineered oak flooring which runs through the majority of the apartment, coat hanging space, airing cupboard with hot water cylinder,

downlighters, radiator, wall mounted entryphone system, central heating thermostat and oak internal doors opening to:

#### LOUNGE 4.76 x 4.05 (15'7" x 13'3")

A most comfortable room of excellent proportions featuring a continuation of the stylish engineered oak flooring, radiator, TV and phone points and double glazed window to the rear elevation with views to woodland beyond.

#### KITCHEN 3.36 x 3.36 (11'0" x 11'0")

A particular highlight of the property is the separate well proportioned kitchen, fitted with a comprehensive range of German handleless soft self-closing "Kashmir" base and eye level units and deep pan drawers complemented by Blanco quartz counter tops with matching upstands and cooker splashback with an inset Smeg stainless steel sink unit with a counter-mounted mixer tap. A range of integrated appliances include a washer/dryer, Smeg stainless steel and glazed oven with a Smeg stainless steel

combination microwave above, electric touch-sensitive ceramic hob with a Smeg part-concealed extractor canopy over. Cream natural stone effect floor tiles complemented by natural stone mosaic tiled splashbacks, downlighters, radiator and double glazed window to the side elevation.

#### BEDROOM ONE 3.74 x 3.37 (12'3" x 11'1")

Measurements exclude the door recess. An excellent sized, well proportioned double room featuring a continuation of the engineered oak effect flooring, radiator and double glazed window to the rear elevation with views to woodland beyond. Door to:

#### EN-SUITE SHOWER ROOM 2.18 x 1.43 (7'2" x 4'8")

Fitted with a Duravit white three-piece suite comprising a low level wc with a concealed cistern behind natural stone effect tiling with a chrome push button flush and a vanity hand wash basin with a white soft self-closing vanity drawer below and a chrome mounted mixer tap and double width walk-in shower cubicle with a chrome dual valve rain shower. Natural stone effect floor tiles, white heated towel radiator, extractor fan,

downlighters and opaque double glazed window to the side elevation.

### **BEDROOM TWO 4.21 x 2.56 (13'10" x 8'5")**

Measurements exclude a built-in double wardrobe with sliding doors. A further generous double bedroom with a continuation of stylish engineered oak flooring, radiator and double glazed window to the front elevation.

### **BATHROOM 2.17 x 1.93 (7'1" x 6'4")**

Fitted with a Duravit white three-piece suite comprising a low level wc with concealed cistern behind natural stone effect tiling with a chrome dual push button flush, vanity hand wash basin with white soft self-closing vanity drawer below with chrome mixer tap and a natural stone textured tiled panelled bath with a wall mounted chrome mixer tap and shower attachment with fitted shower screen. Continuation of natural stone textured tiled splashbacks with contrasting natural stone effect wall and floor tiles, white heated towel radiator, shaver point, extractor fan, downlighters, radiator and opaque double glazed window to the side elevation.

### **OUTSIDE**

Situated to the rear of the secure courtyard development with the benefit of electric remote controlled security gate.

### **PARKING**

One allocated parking space situated to the side of the bin store with additional visitors parking spaces available.

### **COMMUNAL GARDEN**

The apartment enjoys the use of a private communal garden situated to the side of the apartment, laid predominantly to lawn enclosed by panelled fencing with a private aspect with views to woodland to the rear.

### **LEASE DETAILS**

We have been advised by the vendor that the apartment is held on a 125 year Lease from 1st September 2015, therefore 119 years remain unexpired. We are further advised as follows:

Service charge:

1 January - 30 June 2021: £609.62

1 July - 31 December 2021: £609.62 (£101.60 per month)

Ground rent: £250 per year

Buildings insurance for 1 January - 31

December 2021: £232.89

### **COUNCIL TAX AND EPC**

The Council Tax Band is C. The amount payable for the year 2021 - 22 is £1692.61.

The EPC Rating is B.

### **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 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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### **NEED A MORTGAGE?**

Talk to our Independent Adviser who will be pleased to discuss options with you.

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

T: 01438 360040. E:

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## Floor Plan



Total area: approx. 70.8 sq. metres (761.9 sq. feet)



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