



PUTTERILLS

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116 High Street, Old Town, Stevenage, SG1 3DW
£195,000

SPACIOUS, MODERN, OPEN PLAN GROUND FLOOR ONE BEDROOM APARTMENT SET BACK FROM THE HIGH STREET IN THE HEART OF THE OLD TOWN. ALLOCATED PARKING SPACE AND OFFERED FOR SALE CHAIN FREE.

A modern spacious open-plan one bedroom ground floor apartment conveniently situated within this low density development of just four apartments set back from the historic Old Town High Street yet within a short walk of all the local amenities, public houses and restaurants whilst being within easy walking distance of the mainline railway station with fast, direct trains to Kings Cross in approx 23 minutes. This modern bright and spacious apartment features a well proportioned open-plan main living area combining both seating and dining areas with a modern fitted kitchen with integrated appliances. A generous double bedroom and a well appointed modern spacious bathroom complete the accommodation. Further practical benefits include UPVC double glazing, electric heating and an allocated parking space immediately in front of the apartment.

In full the accommodation comprises a communal entrance hallway with video entryphone system, entrance hallway, open-plan main living area, double bedroom and a bathroom.

In our opinion the apartment represents an ideal first time purchase or buy to let investment or alternatively would be suitable for those looking to downsize to a level ground floor accommodation within easy reach of all local amenities. The apartment is offered for sale CHAIN FREE and viewing is 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

A communal front door with video

entryphone system opening to:

COMMUNAL HALLWAY

With front door opening to:

ENTRANCE HALLWAY 1.40 x

Finished with stylish wooden effect flooring, shoe and coat storage space, electric consumer unit cupboard and a wide internal door suitable for wheelchair access opening to:

MAIN LIVING AREA 5.06 x 4.71 +

A particular highlight of the property is the generous open-plan main living area combining comfortable seating and dining areas with a sleek modern fitted kitchen featuring a range of white gloss handleless base and eye level units and drawers finished with solid wooden butchers block square edged work surfaces with an inset stainless steel

sink unit with a counter-mounted mixer tap. A range of integrated appliances include a dishwasher, fridge/freezer and an integrated stainless steel and glazed single oven with electric ceramic hob with granite splashback and stainless steel extractor canopy above. Further black porcelain tiled splashback with contrasting white grouting. Space for sofas and dining table, downlighters, continuation of stylish wooden effect flooring, flat panelled electric heater, entryphone, TV aerial point and double glazed window to the front elevation. Measurements exclude the airing cupboard with the hot water tank and a degree of further storage space with doors to:

BEDROOM 3.36 x 3.09 (11'0" x

A generous double bedroom with measurements excluding a range of eye level built-in storage cupboards, downlighters, flat panelled electric heater and double glazed window to the front elevation.

BATHROOM 2.74 x 1.83 (9'0" x

A generous bathroom finished to a higher than average specification featuring a white suite comprising a low level wc with concealed cistern and push button flush, panelled bath with chrome wall mounted taps and shower with fitted shower screen and a vanity hand wash basin with chrome mixer tap and white vanity drawers below, chrome heated towel rail, square porcelain floor tiles with contrasting natural stone effect wall tiles with a natural stone mosaic border tile. Mirror fronted bathroom cabinet, downlighters, two storage recesses with micro energy downlighters and extractor fan.

OUTSIDE

Warren Court enjoys a favourable position set back from the historic High Street forming a low density two-storey development of just four apartments within easy reach of all local amenities and walking distance of the mainline railway station.

PARKING

One allocated parking space immediately to the front of the apartment.

LEASE DETAILS

To be advised.

COUNCIL TAX AND EPC

The Council Tax band is B. The amount payable for the year 2021-22 is £1481.04.

The EPC Rating is F.

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.

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