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Park Place, Stevenage, SG1 1BF

£235,000

TWO BEDROOM APARTMENT WITH WRAP-AROUND BALCONY IN CONVENIENT TOWN CENTRE LOCATION OPPOSITE NEW TOWN CENTRE GARDENS.

A modern, contemporary two bedroom first floor apartment featuring a wrap-around glazed balcony, part of the Landmark Park Place Development, forming Phase One of the ambitious Town Centre Regeneration Programme.

Designed by Gardner Stewart Architects, Mulberry House was built in 2018 with features to include a 12 hour concierge service, interior designed entrance lobby and with lift and stairs servicing all levels with the advantage of a security entryphone system. The apartment is situated in the centre of the New Town within easy reach of all local amenities and just a short walk to the mainline railway station providing fast direct links to Kings Cross within 23 minutes whilst the complex is situated opposite the Town Centre Gardens providing open green space designed around a small ornamental lake.

The accommodation comprises a communal hallway, reception hall, open-plan main living area combining a fitted kitchen with both dining and seating areas, dual aspect master bedroom, a well proportioned second bedroom, modern fitted shower room and a utility cupboard with space for washer/dryer off the hallway. Wrap-around balcony with glazed balustrades and electric space saving skirting heaters and double glazing. Viewing recommended.

* ESW1 available, provided by HML Group, on request from the buyer's solicitors.*

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:

COMMUNAL HALLWAY

Interior designed communal hallway with staircase and lifts rising to all floors with entrance door to:

RECEPTION HALLWAY

A generous "L" shaped reception hallway finished with stylish engineered oak flooring, coat hanging space with useful utility cupboard providing space and plumbing for a washing machine and housing the hot water tank. Doors to:

MAIN LIVING AREA 5.27 x 3.04 (17'3" x 10'0")

The main living area combines a sleek modern fitted kitchen with both dining and seating areas

featuring continuation of the stylish engineered oak flooring with the kitchen area defined by a comprehensive range of sleek white handleless base and eye level white gloss units and drawers finished with natural stone effect square edged work surfaces with matching upstands with an inset one and half bowl stainless steel sink unit with mixer tap. A range of integrated appliances include a single stainless steel and glazed oven with electric hob and a stainless steel extractor canopy above with a glazed splashback, fridge/freezer and dishwasher. Ample seating and dining areas, TV aerial point, double glazed door opening to the wrap-around balcony with a further double glazed window to the front elevation.

BEDROOM ONE 3.78 x 2.87 (12'5" x 9'5")

A generous double room with downlighters and double glazed door opening to the wrap-around balcony with a further double glazed picture window to the front elevation

BEDROOM TWO 3.26 x 2.20 (10'8" x 7'3")

Double glazed picture window to the side elevation.

SHOWER ROOM 2.10 x 1.41 (6'11" x 4'8")

Fitted with a white suite comprising a low level wc with a concealed cistern behind white gloss panels with a chrome push button flush, corner shower cubicle with fitted shower and a pedestal hand wash basin with chrome mixer tap. White tiled splashbacks with contrasting natural stone effect floor tiles, downlighters, extractor fan and chrome towel radiator.

WRAP-AROUND BALCONY

The property benefits from a well proportioned wrap-around balcony extending to two sides of the apartment providing an ideal outdoor seating area, part-enclosed by contemporary glazed balustrades with outside lighting and composite decking.

COMMUNAL AREAS

12 hour concierge service, postbox system and lifts to all floors.

LEASE DETAILS

We have been advised that the apartment is held on a 125 year Lease from 2018 with a service charge of £1,300 per annum with a ground rent of approximately £225.00 per annum.

AGENTS NOTE

We have been advised that there is a ESW1 cladding survey available which will be provided by the HML Group on request from the buyer's solicitor.

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 C.

VIEWING INFORMATION

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

DISCLAIMER

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

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

T: 01438 360040. E:

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Floor Plan



Total area: approx. 47.1 sq. metres (506.8 sq. feet)



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