

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



47a High Street

Stevenage, SG1 3AH

Guide Price £199,995



Council Tax: B



# Tenure: Leasehold

HIGH STREET LOCATION! Spacious one bed apartment located in the heart of Stevenage Old Town. The property has a private ROOF TERRACE and a large bedroom. Offered CHAIN FREE and within walking distance to the mainline train station perfect for the LONDON COMMUTE

OLD TOWN / GRADE II LISTED CHARACTER PROPERTY / BRAND NEW 125yr LEASE / EPC D / COUNCIL TAX BAND B



## Ground Floor

### Entrance

Wood front door leads into property. Shoe and coat storage. Stairs rise to first floor.

### First Floor

#### Inner Hallway

Radiator. Spotlights. Loft hatch (x2) (location of combi boiler).

#### Lounge / Diner

16'2" x 12'7" (4.93m x 3.84m)

Two sash windows to front aspect. Windows to roof terrace. Radiator. Exposed chimney breast (potential for wood burner). Loft hatch. Location of fuse board.

#### Kitchen

6'9" x 9'02" (max) (2.06m x 2.79m (max))

The kitchen is fitted in a range of matching eye and base level units with work surface over, stainless steel sink unit, breakfast bar area and plumbing for washing machine. Space for fridge freezer. Under unit lighting. Spotlights. Barn style door to roof terrace. Window to rear aspect.

#### Bedroom

11'2" x 16'9" (3.40m x 5.11m)

Sash window to front aspect. Radiator. Over stairs storage cupboard. Recess for storage.

#### Bathroom

4'2" x 7'5" (1.27m x 2.26m)

The suite comprises low level w/c, wash hand basin and corner shower cubicle. Heated towel rail. Extractor hood. Spotlights.

## Outside

### Roof Terrace

Private roof terrace accessed via Kitchen door. Seating area and ideal for potted plants.

### Lease Details

Brand new 125yr Lease upon completion

Ground Rent - £150pa



## Road Map



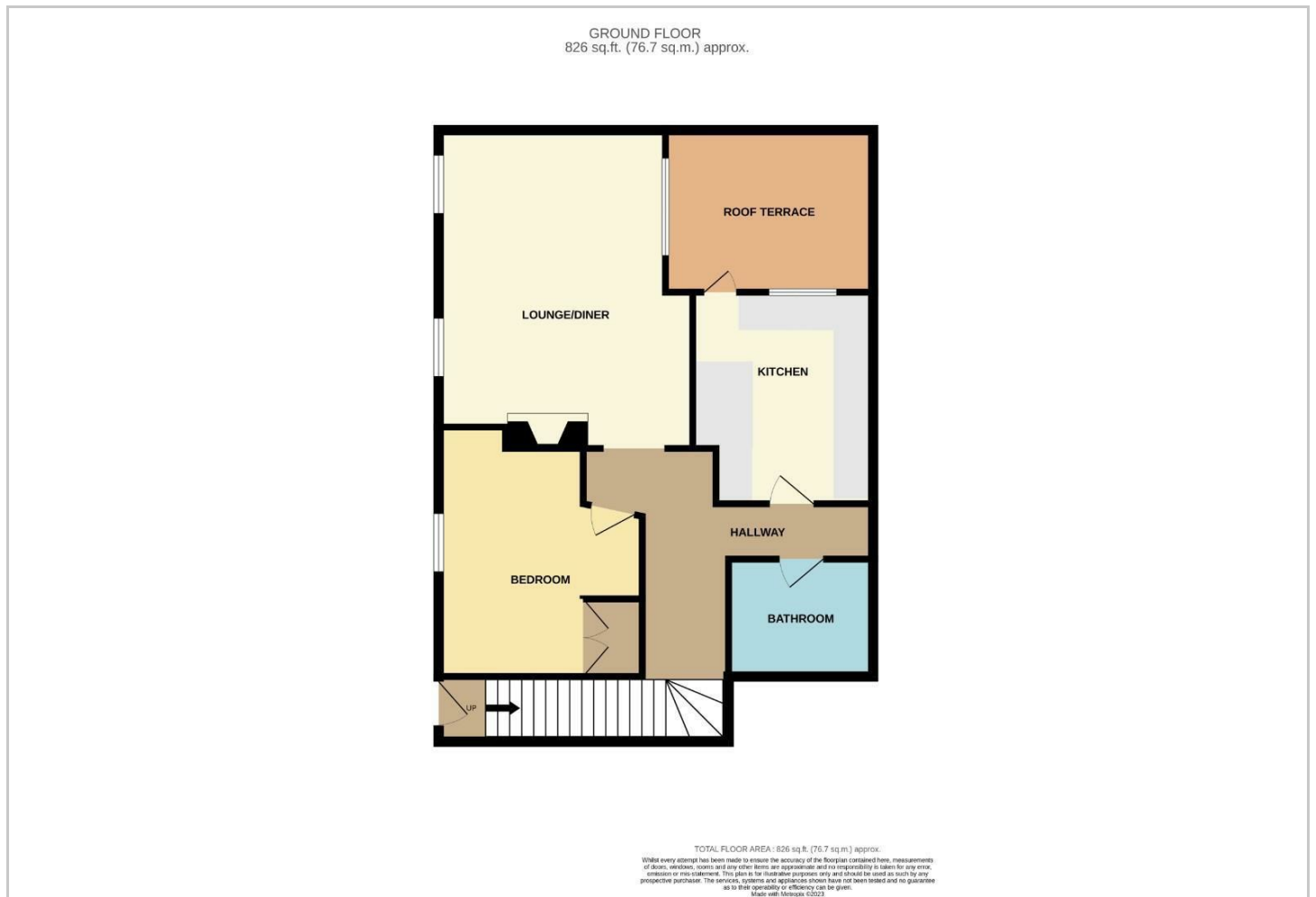
## Hybrid Map



## Terrain Map



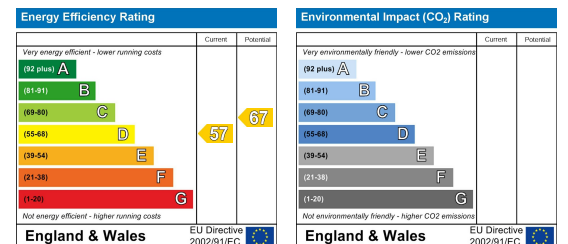
## Floor Plan



## Viewing

Please contact our Hunters Stevenage Office on 01438 313393 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.