

HUNTERS[®]

HERE TO GET *you* THERE



Monument Court, Woolners Way

Stevenage, SG1 3BT

Offers In Excess Of £190,000



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GROUND FLOOR

COMMUNAL AREAS

Secure door into the building, Entry phone system, Carpeted flooring, Individual pigeon holes for post, Lift and stairs to all floors. Outside is a communal courtyard with benches and plant boxes.

FOURTH FLOOR

ENTRANCE HALL

Door into property, Wood flooring, Spot lighting, Entry phone system, Radiator, Doors to Bedroom, Bathroom, Kitchen/Lounge, Storage cupboard and Airing cupboard.

KITCHEN

10'5" x 9'3" (3.18 x 2.82)

Wood flooring, Spot lighting, Wall and base units, Stainless steel one and a half sink with mixer tap and drainer, Electric oven and hob with extractor above, Integrated washing machine and Fridge/Freezer, Radiator.

LOUNGE / DINER

13'5" x 12'4" (4.09 x 3.76)

Wood flooring, Spot lighting, Radiator, Double glazing sliding door to private Balcony.

BEDROOM

12'10" x 8'8" (3.91 x 2.64)

Wood flooring, Fitted wardrobe, Double glazed door to small balcony, Double glazed window to side aspect.

BATHROOM

7'6" x 5'7" (2.29 x 1.70)

Tiled flooring, Partially tiled walls, Spot lighting, Radiator, Large fixed mounted mirror, WC with concealed cistern, Bathroom sink, Panelled bath with shower above,

OUTSIDE

BALCONY

Un-obstructed view, Glass balustrade, Space for table and a couple of chairs.

PARKING

Allocated parking space in secure underground car park.

LEASE DETAILS

We have been informed by our vendor that:

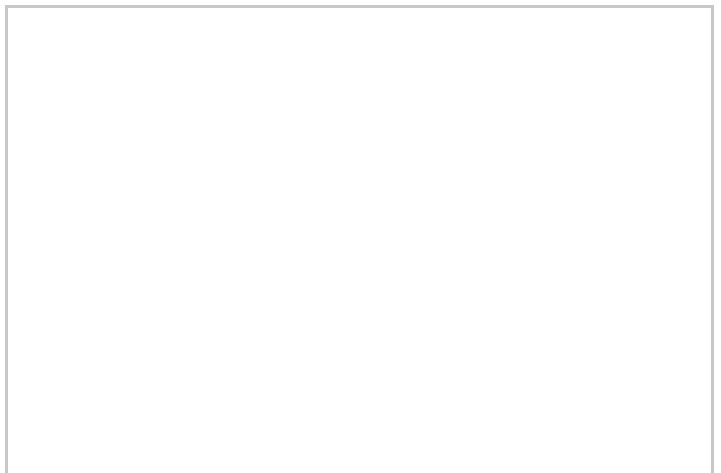
LEASE LENGTH: 110 Years Remaining. 125 year term from 1st January 2007

SERVICE CHARGES: £1,100 per annum (£92 per month)

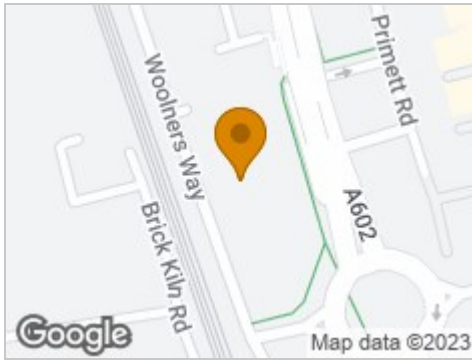
GROUND RENT: £250.00 per annum (No doubling Ground Rent)

AGENTS NOTES

Preliminary details have not yet been approved by our vendor. An EPC is available.



Road Map



Hybrid Map



Terrain Map



Floor Plan

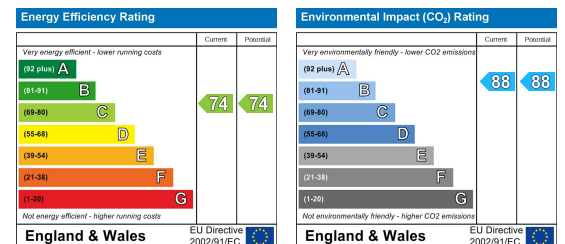


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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.