

HUNTERS[®]

HERE TO GET *you* THERE



Swallowtail Court

Stevenage, SG1 4FZ

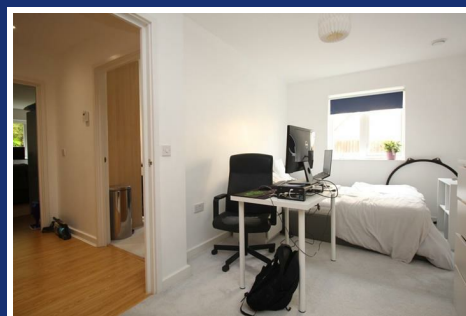
Asking Price £225,000



12 Swallowtail Court

Stevenage, SG1 4FZ

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COMMUNAL AREAS

External: Well maintained lawn, shrubs and flower beds, Individual letter boxes, Bin stores, Entryphone system and fob activated building doors,

Internal: Tiled flooring, Sensored lighting, Stairs to floors above, Door to small corridor and front door of the apartment.

ENTRANCE HALL

Door in to property, Laminate flooring, Wall mounted electric heater, Doors to Storage cupboard (plumbed for washing machine), Airing Cupboard and all rooms.

KITCHEN / LOUNGE

16'8" (max) x 16'1" (5.08m (max) x 4.90m)
Laminate flooring, Spot lighting, Tiled splash back, Matching dark wood wall and base units with counter over. Stainless steel one and half sink with drainer and mixer tap, Electric hob with oven below, Integrated dish washer, Space for free-standing fridge/freezer, Double glazed windows to side and rear aspect.

BEDROOM ONE

15'7" (max) x 8'6" (max) (4.75m (max) x 2.59m (max))
Carpeted, Fitted wardrobe with mirrored sliding doors, Wall mounted electric heater, Double glazed windows to side and front aspect, Door to Ensuite Shower Room.

ENSUITE SHOWER ROOM

Tiled flooring, Tiled walls in the main, Spot lighting, Shower cubicle, Pedestal wash hand basin with chrome mixer tap, Heated towel rail, Toilet with

concealed cistern, Frosted double glazed window to front aspect.

BEDROOM TWO

9'8" (max) x 9'2" (max) (2.95m (max) x 2.79m (max))

Carpeted, Fitted wardrobe with mirrored sliding doors, Wall mounted electric heater, Double glazed window to side aspect.

BATHROOM

Tiled flooring, Part tiled walls, Spot lighting, Panelled bath with shower above, Pedestal wash hand basin with chrome mixer tap, Heated towel rail, Low level WC, Extractor fan, Frosted double glazed window to front aspect.

PARKING

Allocated parking space in Residents Car Park. No. 193 (see picture)

LEASE DETAILS

Our vendor informs us that the:

LEASE LENGTH: 155 years from 1st January 2010 (143 Years Remaining)

SERVICE CHARGES: £1,043.52 per annum (£86.96 per calendar month)

GROUND RENT: £284.41 per annum

COUNCIL TAX: Band C = £1,758.11 per annum (£146.51 per calendar month)

Tel: 01438 313393



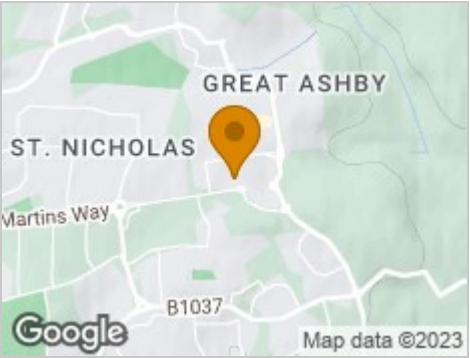
Road Map



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.