

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Kestrel Close

Stevenage, SG2 9PB

Guide Price £220,000



Council Tax: B



A modern first floor apartment located on Kestrel Close This delightful property, offers a cozy retreat with its 2 bedrooms, 1 bathroom, and a spacious reception room perfect for relaxing or entertaining guests. With spacious living space, this property is in move-in condition, making it an ideal choice for first-time buyers looking to step onto the property ladder or savvy investors seeking a promising opportunity. The absence of an onward chain ensures a smooth and hassle-free transition for the new owners. Conveniently situated within walking distance to a supermarket and local shops, daily errands and grocery shopping are a breeze. Additionally, the close proximity to the countryside provides a tranquil escape from the hustle and bustle of city life, offering residents the best of both worlds. Don't miss out on the chance to own this lovely flat in the sought-after location of Poplars.



### Reception Hall

17'7 x 2'11 (5.36m x 0.89m )

Door leading to reception hall. Radiator. Hatch to part-boarded loft with ladder.

### Walk-in cupboard

7'5 x 4'3 (2.26m x 1.30m )

Gas boiler.

### Bathroom

8'4 x 4'9 (2.54m x 1.45m )

Window to the side, W/C, wash hand basin, bath with power shower over, tiled floor and walls, heated towel rail.

### Bedroom One

11'6 x 9'9 (3.51m x 2.97m )

Window to side, radiator, fitted wardrobes to one wall.

### Bedroom Two

11'4 x 7'6 (3.45m x 2.29m )

Window to side, radiator.

### Lounge/Diner

23'4 x 9'6 (7.11m x 2.90m )

Window to two aspects, two radiators.

### Kitchen

7'6 x 8'5 (2.29m x 2.57m )

Window to side, wall and base units, oven and hob with extraction over, stainless steel sink, integral fridge and freezer, washing machine, tiled floor.

### Outside

The property benefits from well maintained communal gardens and parking.

### AGENTS NOTE

There is currently 88 years left on the lease.

Current service charge is £212 pa and Ground Rent is £10pa



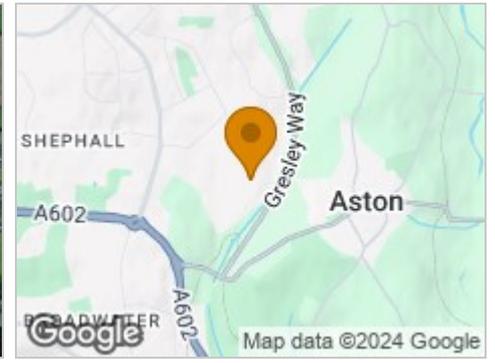
## Road Map



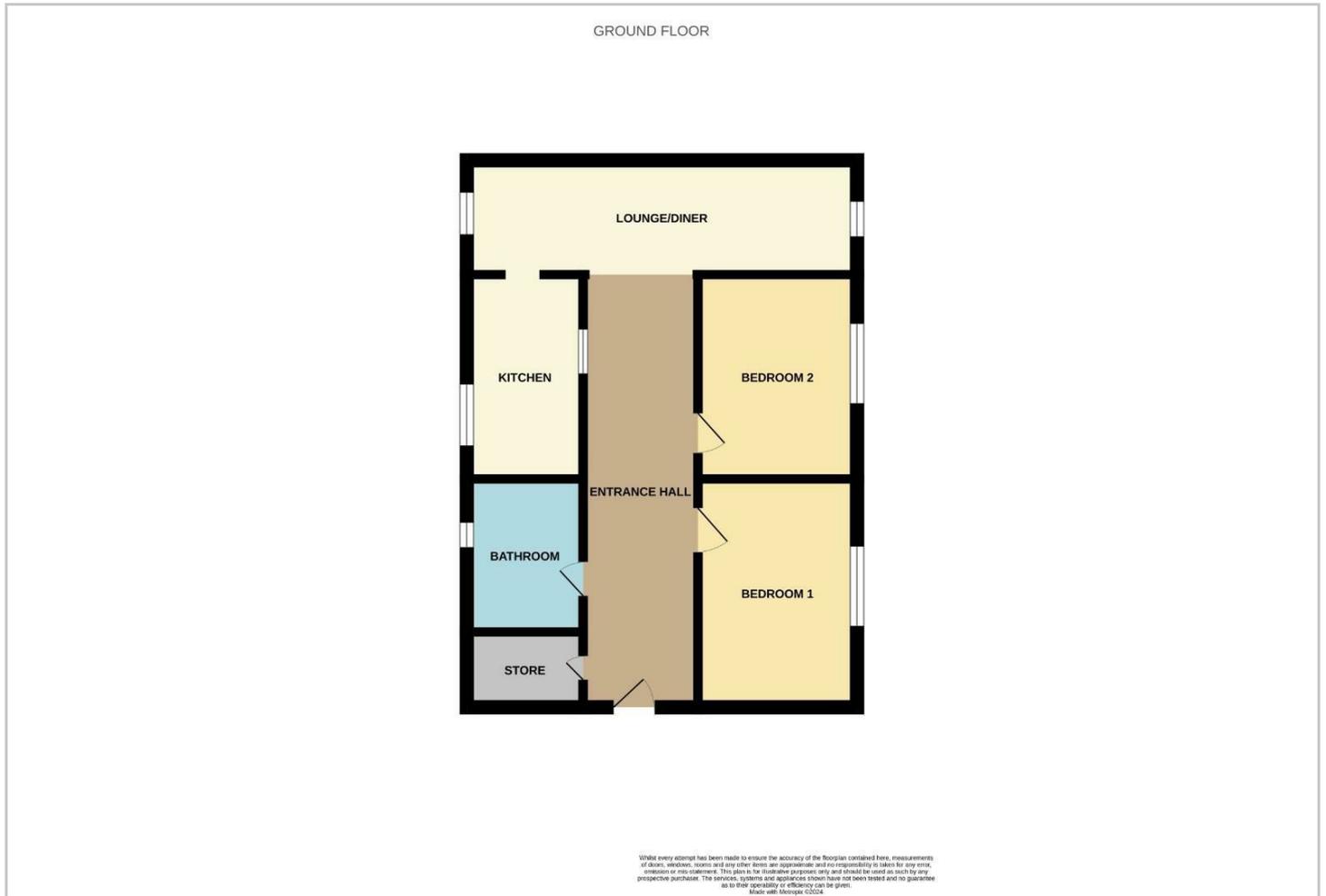
## Hybrid Map



## Terrain Map



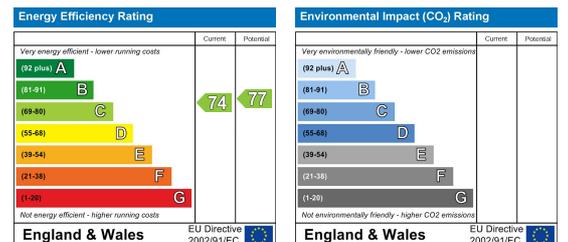
## Floor Plan



## 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.