

# HUNTERS®

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## Flat 15, De Havilland House, North Road

Stevenage, SG1 4FU

£440,000



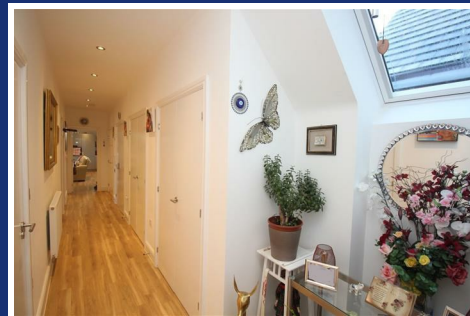
Council Tax: D





A two bedroom top floor penthouse apartment - 957sq ft, making it one of the largest properties within the development, built in 2021 (only 2yrs old), LABC certificate still valid, two allocated parking spaces, gated development, Old Town location.

Two double bedrooms, En-Suite to Bedroom One, High Ceilings, Contemporary setup, Well cared for throughout, Walking distance to Old Town High Street, Graveley, Corey's Mill & Lister Hospital, Penthouse, Lift access to all floors



### Communal Entrance

Security entry system. Lifts and stairs to all floors. Post box system.

### Entrance Hall

30'2" x 6'4"

Fire door leads into property. Velux skylight. Radiator. Four double storage cupboards. Spotlight. Telephone entry system. Wired in smoke alarm.

### Contemporary Living Space

23'1" x 23'2" (7.04m x 7.06m)

Karndean flooring. Box bay window area. Three radiators. Double glazed window to side aspect, Velux skylight. Fitted roller blinds. Spotlights.

### Kitchen Area

18'1" x 6'8" (5.51m x 2.03m)

Stainless steel single drainer sink unit. Electric hob with extractor hood over. Under unit lightings. Ample base storage units. Integral oven and washing machine, fridge/freezer. Enclosed combi boiler.

### Bedroom One

17'2" x 10'9" (5.23m x 3.28m)

Double glazed box bay window. Radiator. Integral storage cupboard (mirrored sliding doors).

### En-suite

5'6" x 6'9" (1.68m x 2.06m)

Walk in fully enclosed shower cubicle. Heated towel rail. Low level W/C. Floating wash hand basin. Fitted bathroom cabinet. Spotlights.

### Bedroom Two

11'5" x 16'4" (3.48m x 4.98m)

Double glazed box bay window. Radiator. Double fitted wardrobes.

### Bathroom

6'2" x 7'7"

Floating wash hand basin. Heated towel rail. Low level W/C. panelled bath with screen and attachment over. Full height vanity mirror. Spotlights. Tiled throughout.

### Lease Details

250yr lease (until 31/12/2270)

Service charges & ground rent - £2,057.76pa (SBC is the freeholder)

### Allocated Parking

Two allocated parking spaces. These spaces are also sheltered considering their position within the development.







Aerial map of the Bury Mead area. A yellow location pin is placed on the road labeled '17th Rd'. Other labels on the map include 'A602', 'Martins Way', and 'Bury Mead'. The Google logo is visible in the bottom left corner.

## A map snippet from Google Maps showing the Lister Hospital area. The hospital is marked with a red 'H' icon and labeled 'Lister Hospital'. A brown location pin is placed on Martins Way. The road network includes A602, Martins Way, and Grace Way. The area is labeled 'SYMONDS GREEN' and 'Google'. Map data is dated ©2024.

GROUND FLOOR

The ground floor plan shows a rectangular building layout. At the top is the Kitchen/Lounge/Diner area, which includes a fireplace on the left wall and a bay window on the right. Below this are two bedrooms, labeled Bedroom 2 and Bedroom 1, each with its own door leading to a central hallway. The hallway also provides access to four storage rooms located along the right side of the plan. At the bottom of the plan are the Ensuite and Bathroom, both accessible from the hallway. A Reception Hall is located at the very bottom entrance of the house.

KITCHEN/LOUNGE/DINER

BEDROOM 2

BEDROOM 1

ENSUITE

BATHROOM

RECEPTION HALL

STORAGE

STORAGE

STORAGE

STORAGE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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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 Rating		Current	Potential
Very energy efficient - lower running costs			
		83	83
Not energy efficient - higher running costs			
<b>England &amp; Wales</b> EU Directive 2002/91/EC			

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.

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