



Giles Crescent, Stevenage

CHANDLERS



# 11 Chilton House Giles Crescent

Stevenage, SG1 4FQ

Price £265,000



2 Bedrooms



2 Bathrooms



1 Reception Rooms



EPC Rating Band B

A spacious two bedroom first floor apartment, built in 2018 and located within a popular location in close proximity to a number of local amenities and coming complete with an allocated parking space.

With a secure communal entry system, you have stairs or a lift which take you to the first floor. Internally the property comprises of a spacious entrance hallway gives access to the main modern bathroom, the two good sized bedrooms with the master coming complete with an en-suite shower room and the large living space with a lounge and Juliet balcony doors to the front aspect and open plan kitchen and dining space.

Outside you have an allocated parking space.

(EPC B - Stevenage Borough Council - Council Tax Band C)

Lease information:

Annual service Charge - £1134.48

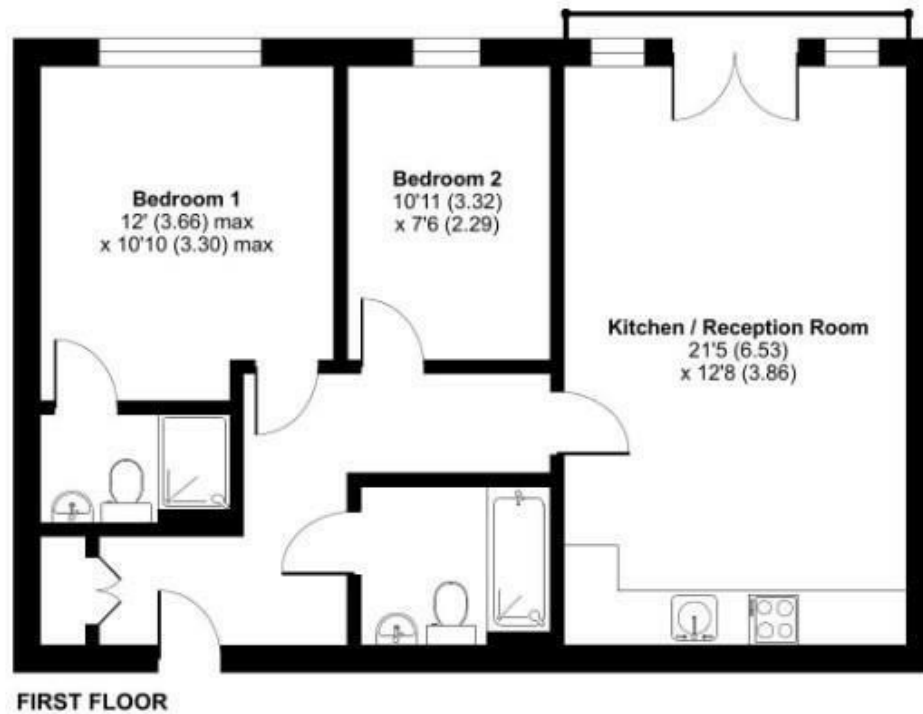
118 years remaining on the lease.

This property is also available on the shared ownership scheme with a 60% share (£159,000).







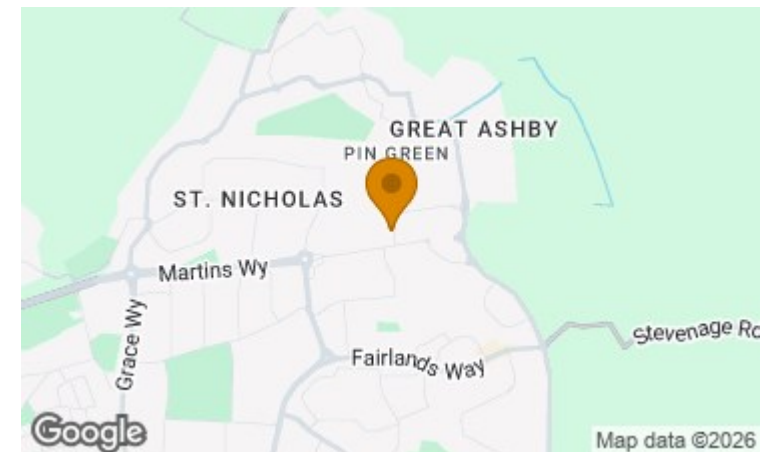


#### Disclaimer

While we believe the details provided to be correct, we do not guarantee their accuracy. Prospective buyers should verify all information independently before making any decisions. No responsibility is taken for any errors, omissions, or misstatements.

## Additional/Material Information

- Local Authority is Stevenage Borough Council
- Council tax Band C
- Tenure – Leasehold
- Mains Gas, Water, Electricity



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	