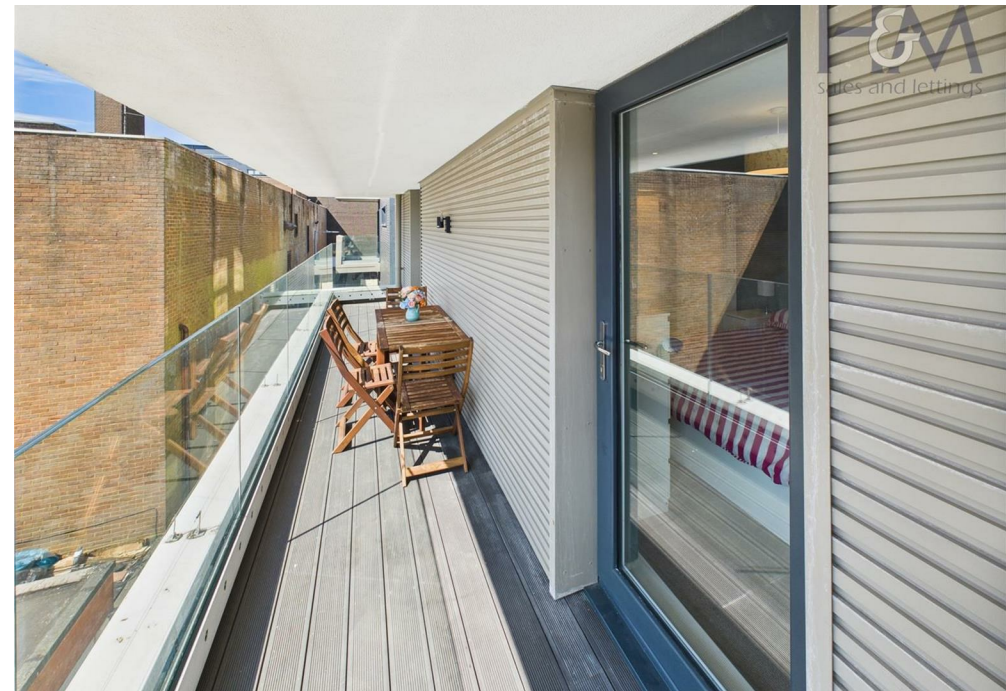


Park Place Stevenage Hertfordshire SG1 1AY.  
Asking Price £245,000





Park Place, Stevenage, Hertfordshire, SG1 1AY.  
Council Tax Band: B



**CHAIN FREE!** Two bedroom apartment located in the heart of Park Place, Stevenage. Situated in the town centre, this modern second-floor property boasts a corner balcony with space for garden furniture and chairs, and plants perfect for entertaining. Whether you're a first-time buyer looking to step onto the property ladder or someone seeking a conveniently located buy to let this apartment ticks all the boxes. Don't miss the opportunity to view this apartment, call Homes and Mortgages today on 01438 728444.

**Entrance Hall**

13'09" x 3'05" (4.19m x 1.04m)

Hardwood door to side aspect, wood effect flooring, recessed spotlights, storage cupboard housing hot water tank and plumbing for washing machine, doors to:

**Kitchen/Living Area**

17'2" x 10'4" (5.24 x 3.16)

Double glazed window to side aspect, double glazed door leading to corner balcony, wood effect flooring, skirting board heating.

Kitchen: fitted wall and base units with under unit lighting, roll top work surfaces with complementary upstand, stainless steel sink and drainer with mixer taps over. Integrated electric oven and hob extractor hood, integrated fridge/freezer, and dishwasher.

**Shower Room**

7'3" x 4'11" (2.21 x 1.51)

Corner shower cubicle with mixer tap shower, low level WC, pedestal wash hand basin, heated towel rail, tiled floor, shaver point, extractor fan, and recessed spotlights.

**Bedroom One**

12'7" x 9'10" (3.85 x 3.01)

Double glazed window to side aspect, double glazed door leading to balcony, skirting board heating.

**Bedroom Two**

11'0" x 7'6" (3.36 x 2.29)

Double glazed window and skirting board heating

**Balcony**

30'2" x 4'2" (9.20 x 1.28)

A corner balcony with tempered glass railing, ample space for garden furniture, and potted plants.

**Bloc Information**

~ On-site concierge service for large postal deliveries and day-to-day block information.

~ Ground Rent £300.00 PA.

~ Service Charge £1200.00 PA

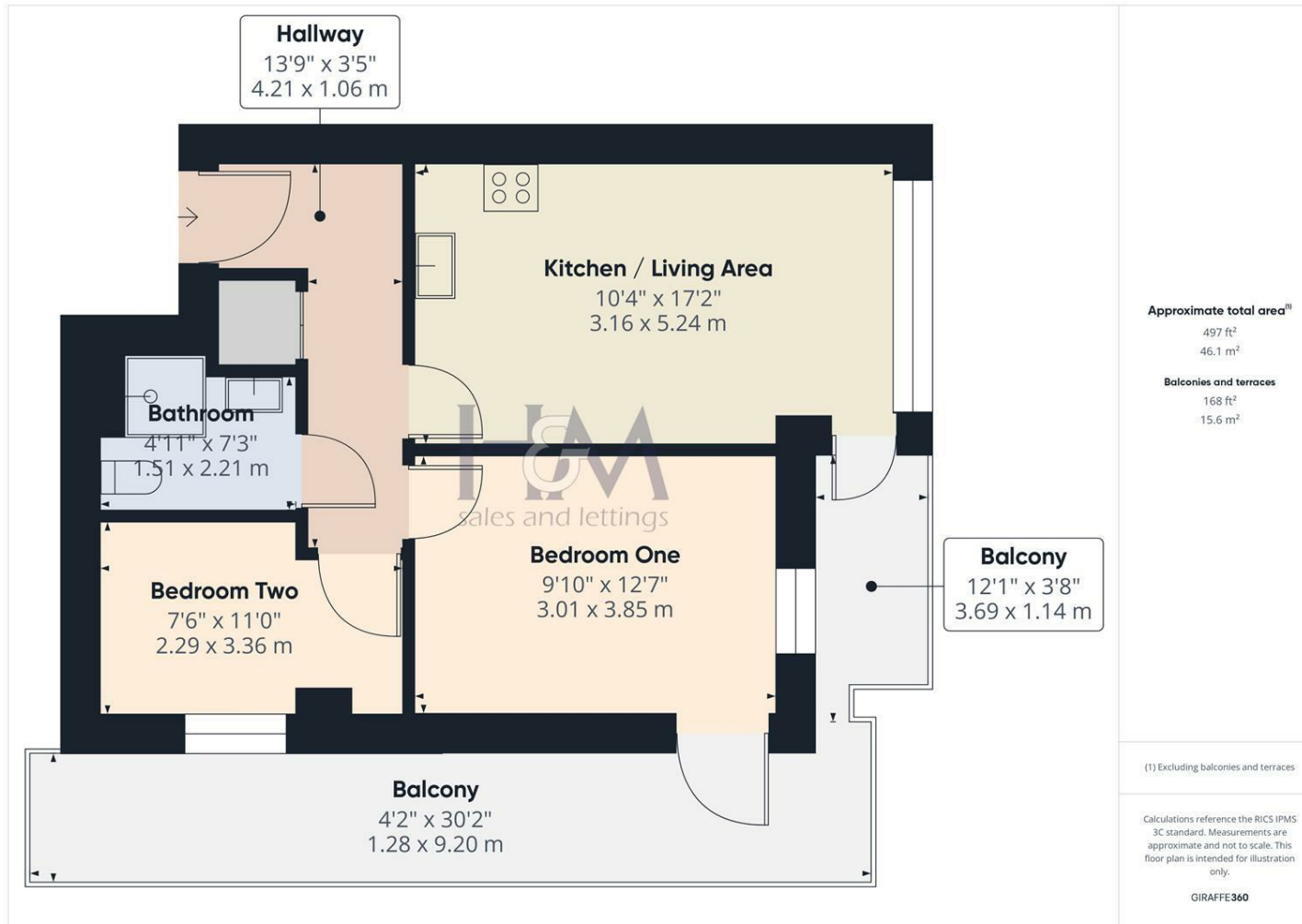
(Ground rent and service charge to be confirmed with the management company and solicitors)

~ Parking permits can be obtained from Stevenage council for approximately £100.00 PCM

(Please contact Stevenage Council for more details)







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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	74
(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	