



Saxon House, Aylward Drive, Stevenage, Hertfordshire. SG2 8UY

- FIRST FLOOR APARTMENT
- ALLOCATED PARKING SPACE
- OVERLOOKING FAIRLANDS VALLEY PARK/LAKES
- LONG LEASE - 980 YEARS REMAINING
- EN-SUITE SHOWER ROOM
- TWO BEDROOMS
- NEWLY FITTED KITCHEN
- WALKING DISTANCE TO THE TRAIN STATION AND TOWN CENTRE



PROPERTY DESCRIPTION

****GUIDE PRICE £230,000 - £240,000****

Situated on the first floor, with only one connecting neighbour, over looking Fairlands Valley Park; this property is beautifully located and convenient for access to Stevenage train station for any commuters. Having a very long lease; with 980 years remaining is also a large benefit to the property.

The property comprises; a good size lounge with window looking out over the park, newly fitted kitchen, two good size bedrooms, bathroom and en-suite shower room. Outside; there is communal garden with washing line, bin store and allocated parking space with additional visitor parking bays.

Saxon House is ideally located close to lots of local amenities; whilst also benefitting from fantastic views.

Fairlands Valley Park 0.1 Miles

Marriotts Secondary School 0.3 Miles

St Nicholas Primary 0.3 Miles

Local Shops 0.5 Miles

Town Centre 1.1 Miles

TRAIN STATION 1.2 Miles

A1m Junction 7 1.4 Miles

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ROOM DESCRIPTIONS

FIRST FLOOR

ENTRANCE HALLWAY

Doors to lounge, bedrooms and bathroom.
Storage cupboard housing the hot water tank.

LOUNGE

4.28m x 3.92m (14' 1" x 12' 10")
A great size room with window to the rear aspect, radiator. Opening to the kitchen.

KITCHEN

3.10m x 2.07m (10' 2" x 6' 9")
Refitted kitchen with Gloss doors comprising a range of wall and base units with worksurface over. Stainless steel sink and drainer. Space for washing machine and fridge/freezer.

BEDROOM ONE

4.65m x 3.36m (15' 3" x 11' 0")
Double bedroom with window to the rear aspect. Radiator. Door to en-suite shower room.

EN-SUITE SHOWER ROOM

1.84m x 1.69m (6' 0" x 5' 7")
Partially tiled comprising; corner shower enclosure with sliding doors and thermostatic shower, wash hand basin and w/c. Heated towel radiator.

BEDROOM TWO

3.38m x 2.54m (11' 1" x 8' 4")
A good size room with window to the rear aspect. Radiator.

BATHROOM

2.04m x 1.69m (6' 8" x 5' 7")
Partially tiled bathroom comprising; side panel bath with mixer tap and shower attachment, wash hand basin and w/c. Heated towel radiator.

EXTERIOR

COMMUNUAL GARDEN

Mainly laid to lawn with access to washing lines.

ALLOCATED PARKING

The property also comes with an allocated parking space.

AGENTS NOTES

We have been informed this leasehold property has 980 year remaining on the lease.
The current costs are:
£150 Service Charge per month
£87.50 Ground rent paid every six months.





FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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