



Admiral Drive, Stevenage, Hertfordshire. SG1 4GN

- MODERN TWO BEDROOM APARTMENT
- TWO DOUBLE BEDROOMS
- FAMILY BATHROOM AND EN-SUITE SHOWER ROOM
- STORAGE SHED
- OPEN PLAN LIVING/DINING/KITCHEN
- SECURE ENTRY SYSTEM
- JULIET BALCONY
- CLOSE TO SHOPS AND AMENITIES
- CLOSE TO SERPENTINE AND THIRLMERE WOODS
- ALLOCATED UNDERCOVER PARKING SPACE



PROPERTY DESCRIPTION

A well presented two bedroom, top floor apartment within Chrysalis Park development. Built in 2010 with a modern design, the property benefits from: open plan lounge/kitchen/dining area, two double bedrooms, one with an en-suite shower room and a family bathroom. The property has a an allocated undercover parking space to the rear along with a storage shed and secure entry access.

Crambus Court is well located in the East of Stevenage and benefits from the following amenities:

Budgens convenience store 0.1 miles

Tesco 1.0 miles

Town Centre 1.9 miles

Serpentine and Thirlmere Woods 0.3 miles

Martins Wood Primary School 0.3 miles

Nobel Secondary School 0.8 miles

Manor House Doctors surgery 0.6 miles

Lister Hospital 1.9 mile



ROOM DESCRIPTIONS

ENTRANCE HALLWAY

Wooden flooring with radiator. Large storage cupboard housing the boiler and washing machine.

OPEN PLAN KITCHEN/DINING/LIVING ROOM

3.32m x 6.55m (10' 11" x 21' 6")

A large open plan reception room with a fitted Shaker Style kitchen with wall and base units. Integrated fridge/freezer and oven and hob. Space for a dining table and sofas. Wooden style flooring and Juliet Balcony. Radiators.

BEDROOM ONE

3.08m x 4.78m (10' 1" x 15' 8")

Double bedroom with window to the rear. Built in wardrobe. Radiator. Door to the en-suite.

EN-SUITE SHOWER ROOM

1.47m x 1.51m (4' 10" x 4' 11")

Shower cubicle, low level wc and wash hand basin. Heated towel rail. Tiled floors and partially tiled walls.

BEDROOM TWO

3.15m x 3.21m (10' 4" x 10' 6")

Double bedroom with window to the rear aspect. Radiator.

FAMILY BATHROOM

1.69m x 2.20m (5' 7" x 7' 3")

Three piece suite comprising side panel bath, low level wc and wash hand basin. Heated towel rail. Tiled floor and partially tiled walls.

PARKING SPACE AND STORAGE

The property comes with an allocated undercover parking space and lock up storage shed with ample space for Bikes or Motorcycle.

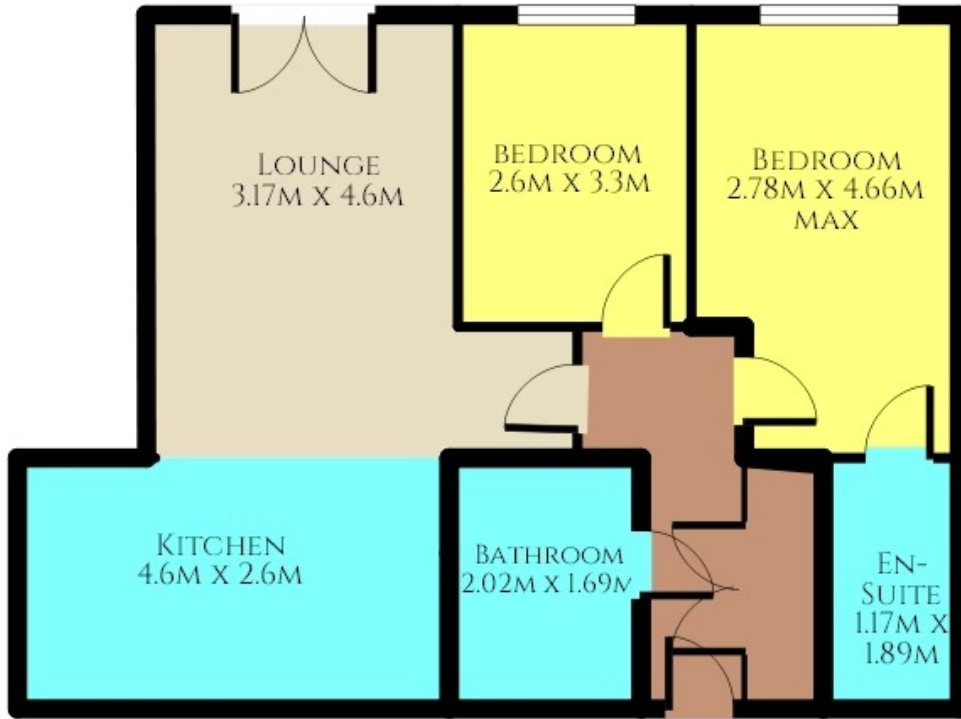
LEASEHOLD DETAILS

155 YEAR LEASE STARTING IN 2010 WHEN THE PROPERTY WAS BUILT


£67 PER MONTH SERVICE CHARGE

£370 (approx) PA GROUND RENT





FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	64
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

Stevenage
 29, Shephall Green, Stevenage, SG2 9XS
 01438 572020
 linzi.davis@kalmestateagents.co.uk