



Tarrant Court, Ingleside Drive, Stevenage, Hertfordshire. SG1 4RG







## 1 Bedroom Flat

### Guide Price £210,000 Leasehold

Tarrant Court is a block of modern and spacious apartments with parking in Stevenage.

Positioned on the second floor, this spacious apartment is a great opportunity for a first time buyer, local professional, or an investment property, and comprises of an entrance hall, a large double sized bedroom, bathroom with shower/bath and open plan kitchen and living area with a seated balcony.

- Spacious one bed apartment
- One double sized bedroom
- Kitchen with open plan living area
- Seated balcony area
- Bathroom with bath/shower
- Hallway with storage cupboard
- Parking space
- Central location close to amenities/ hospital
- Leasehold- 122 yrs remaining Ground Rent £150.00 per year Service Charge £177.00 per month.
- EPC rating E. Council tax band B

## Ground Floor

### Communal Entrance:

Access is gained via a security entry system then take the stairs to the second floor.

## Second Floor

### Entrance Hall:

3.38m x 1.56m (11' 1" x 5' 1") Built-in storage cupboards. Wooden flooring.

### Open Plan Kitchen/Living Room:

Overall Measurements Abt. 5.82m x 3.94m (19' 1" x 12' 11")

**Living Area:** A modern living area with double glazed casement door and window leading out to the balcony. Television point. Laminate flooring.

**Kitchen Area:** A well-appointed kitchen comprising a good range of eye and base level units with ample roll edge work surfaces and a breakfast bar. Single drainer stainless steel sink unit. Built-in oven, induction hob and extractor hood. Tiled splash areas. Double glazed window. Tiled flooring.



## Bedroom One:

4.45m x 4.10m (14' 7" x 13' 5") Double glazed window. Radiator. Wooden flooring.

## Bathroom:

Abt. 2.73m x 1.72m (8' 11" x 5' 8") A white suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC. Double glazed window. Extractor fan. Tiled flooring.

## Outside

### Parking:

Allocated parking space.

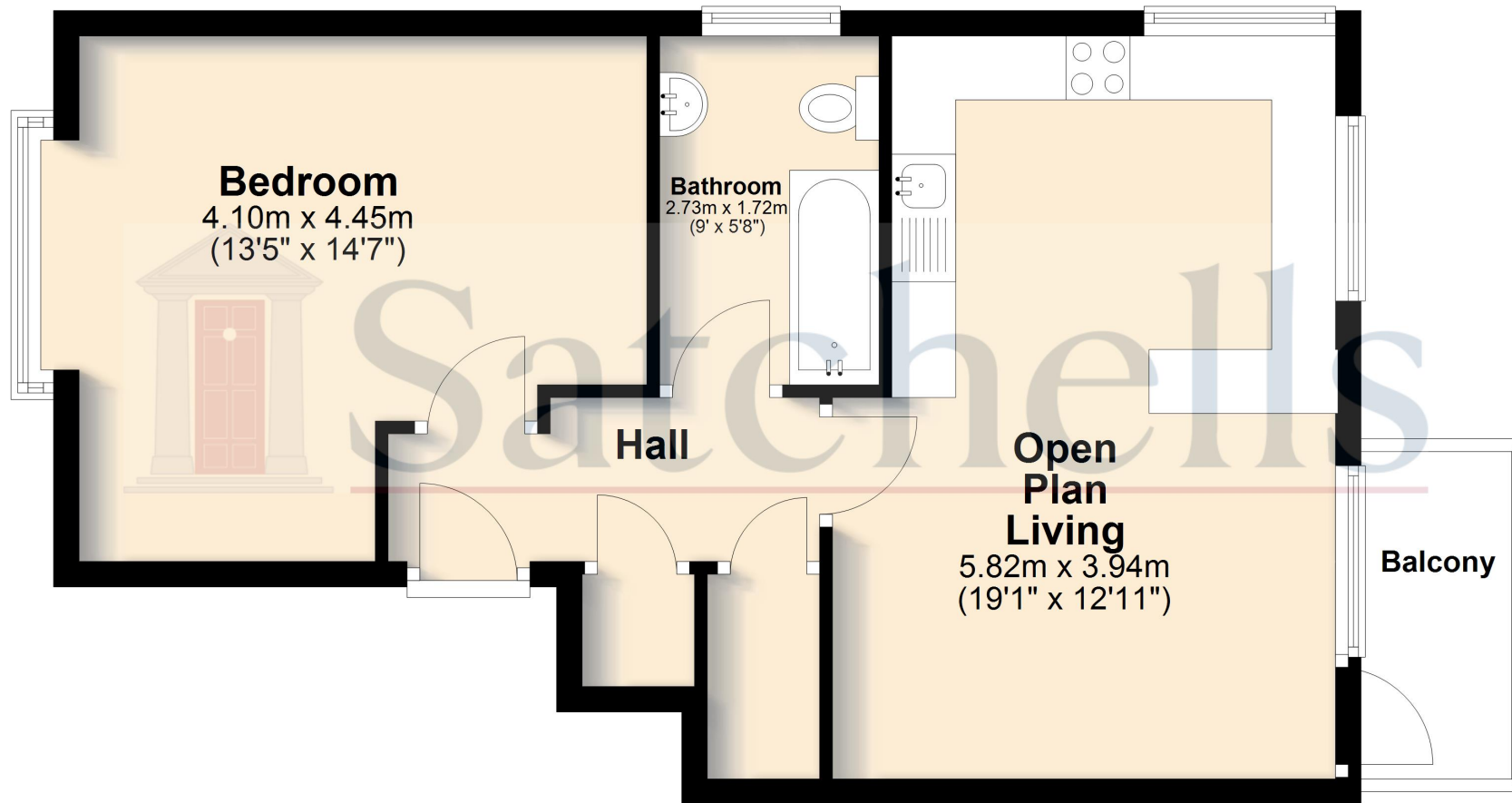
## Agents Note:

Draft particulars yet to be approved by Vendor and may be subject to change.

These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.



## Ground Floor



For illustration purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.