



Baron Court, Stevenage, Hertfordshire. SG1 4RS

- TWO DOUBLE BEDROOMS
- GROUND FLOOR MAISONETTE
- PRIVATE GARDEN
- RESIDENTS CAR PARKING
- AMPLE STORAGE
- FITTED KITCHEN
- LOUNGE/DINER
- COMBINATION BOILER
- WALKING DISTANCE TO LISTER HOSPITAL AND SUPERMARKET
- CLOSE TO A1M JUNCTION 8



PROPERTY DESCRIPTION

This well presented two double bedroom, ground floor maisonette is a fantastic purchase for a first time buyer or investor. The property comprises; large entrance hallway with four storage cupboards, lounge/diner, fitted kitchen, bathroom, two double bedrooms and private garden. To the front of the property is ample residential parking.

Baron court is well positioned for lots of amenities including:

Sainsburys Supermarket 0.1 miles

Lister Hospital 0.2 miles

John Henry Newman Secondary School 0.2 miles

A1m Junction 8 0.3 miles

Thomas Alleyne Secondary School 0.7 miles

Stevenage Old Town 0.8 miles

Woolenwick Primary School 0.9 miles

Stevenage Train Station 1.5 miles



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALLWAY

A great space with four storage cupboards, doors to all rooms and access to small loft space.

LOUNGE/DINER

3.1m x 4.8m (10' 2" x 15' 9")

A cosy room with electric fire, window to the rear aspect, radiator. Space for dining table and hatch leading to the kitchen.

KITCHEN

2.1m x 2.8m (6' 11" x 9' 2")

Fitted kitchen comprising a range of wall and base units with worksurface over, space and plumbing for washing machine, undercounter fridge and freezer. Window to the front aspect. Wall mounted combination boiler.

BEDROOM ONE

3.7m x 2.5m (12' 2" x 8' 2")

Double bedroom with window to the rear aspect, radiator.

BEDROOM TWO

3.7m x 2.1m (12' 2" x 6' 11") MAX

Double bedroom with window to the rear aspect. Radiator.

BATHROOM

1.9m x 1.8m (6' 3" x 5' 11")

Partially tiled bathroom comprising; side panel bath, wash hand basin and wc. Window to the front aspect.

EXTERIOR

PRIVATE GARDEN

To the front of the property is an enclosed, low maintenance garden.

RESIDENTIAL PARKING

To the front of the property is a residents only car park.

AGENTS NOTES

We have been informed by the vendor that the property has the below lease details:

97 Years remaining on the lease

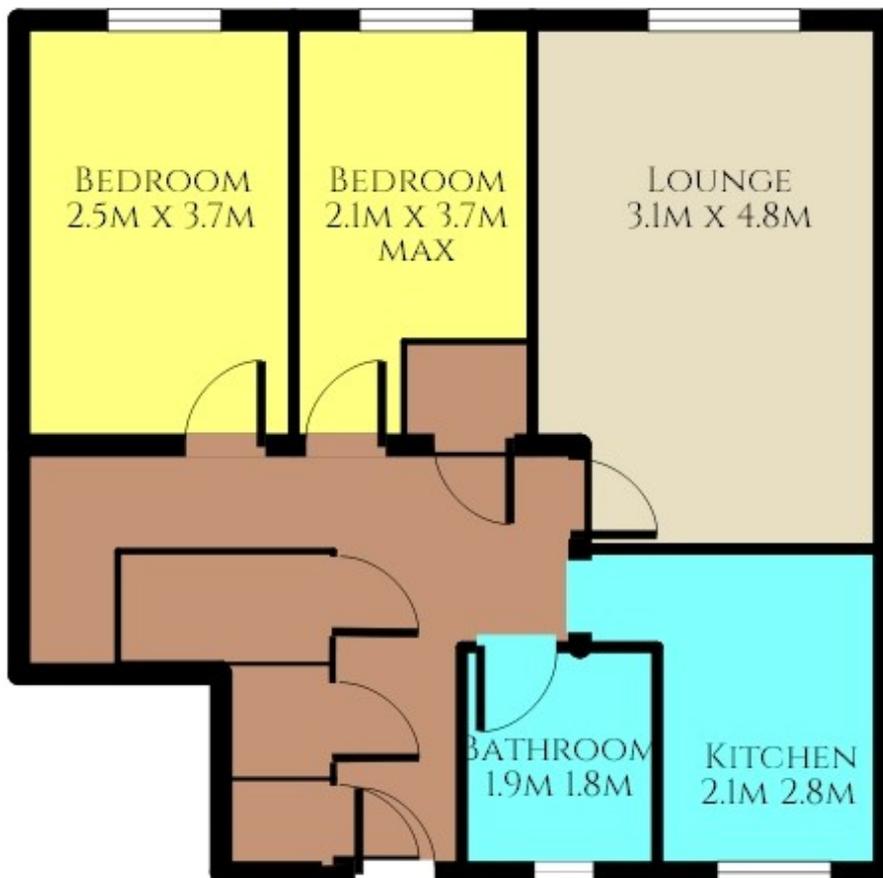
£464.71 Service charge per annum was charged for 2021/2022

£10 Ground rent per annum

The property is an Energy Performance rating of C

The council Tax band is B.





GROUND FLOOR

| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | 74 | 78 |
| (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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