



# Hepworth Court, Stevenage, Hertfordshire. SG2 0NB

- CHAIN FREE
- GREAT RENTAL INVESTMENT
- TWO DOUBLE BEDROOMS
- BALCONY
- KITCHEN/DINER
- FIRST FLOOR APARTMENT
- NEW FITTED BATHROOM SUITE
- PRIVATE RESIDENTS CAR PARK
- GOOD LOCATION FOR SCHOOLS AND AMENITIES
- SECURE ENTRY SYSTEM



## PROPERTY DESCRIPTION

**\*\*GUIDE PRICE £200,000 - £210,000\*\***

This two bedroom first floor apartment is located in Chells, Stevenage and is being sold Chain free. The property benefits from a large lounge, kitchen/diner, two double bedrooms, refitted bathroom and balcony.

Hepworth Court is located just off Chells Way and benefits from the following amenities to include a convenience store on site:

Camps Hill Primary School 0.2 miles

Lodge Farm Primary school 0.4 miles

Marriotts Secondary School 0.4 miles

Tesco 0.4 miles

Nobel Secondary School 0.5 miles

Stevenage Town Centre 1.5 miles

A1m Junction 7.2 miles

Train Station 1.7 miles



## ROOM DESCRIPTIONS

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### ENTRANCE HALLWAY

Good size entrance hall with a new front door. Storage cupboard housing the hot water tank. Carpet.

### KITCHEN/DINER

3.15m x 3.80m (10' 4" x 12' 6")

Fitted with a range of wall and base cabinets with complimentary worktops. There is an integrated electric oven and hob and space for a fridge/freezer and washing machine. There is ample space for a dining table and chairs. Vinyl flooring, radiator and window to the rear aspect.

### LOUNGE

3.12m x 4.88m (10' 3" x 16' 0")

A nice spacious lounge with French doors out to the balcony. Carpet and radiator.

### BEDROOM ONE

2.70m x 5.78m (8' 10" x 19' 0")

Large double bedroom with window to the front aspect. Carpet and radiator.

### BEDROOM TWO

2.27m x 4.62m (7' 5" x 15' 2")

Large double bedroom with window to the front aspect. Carpet and radiator.

### BATHROOM

2.07m x 2.08m (6' 9" x 6' 10")

Family bathroom with side panel bath, wash hand basin and low level wc. Partially tiled walls and vinyl flooring.

### OUTSIDE

#### CAR PARK

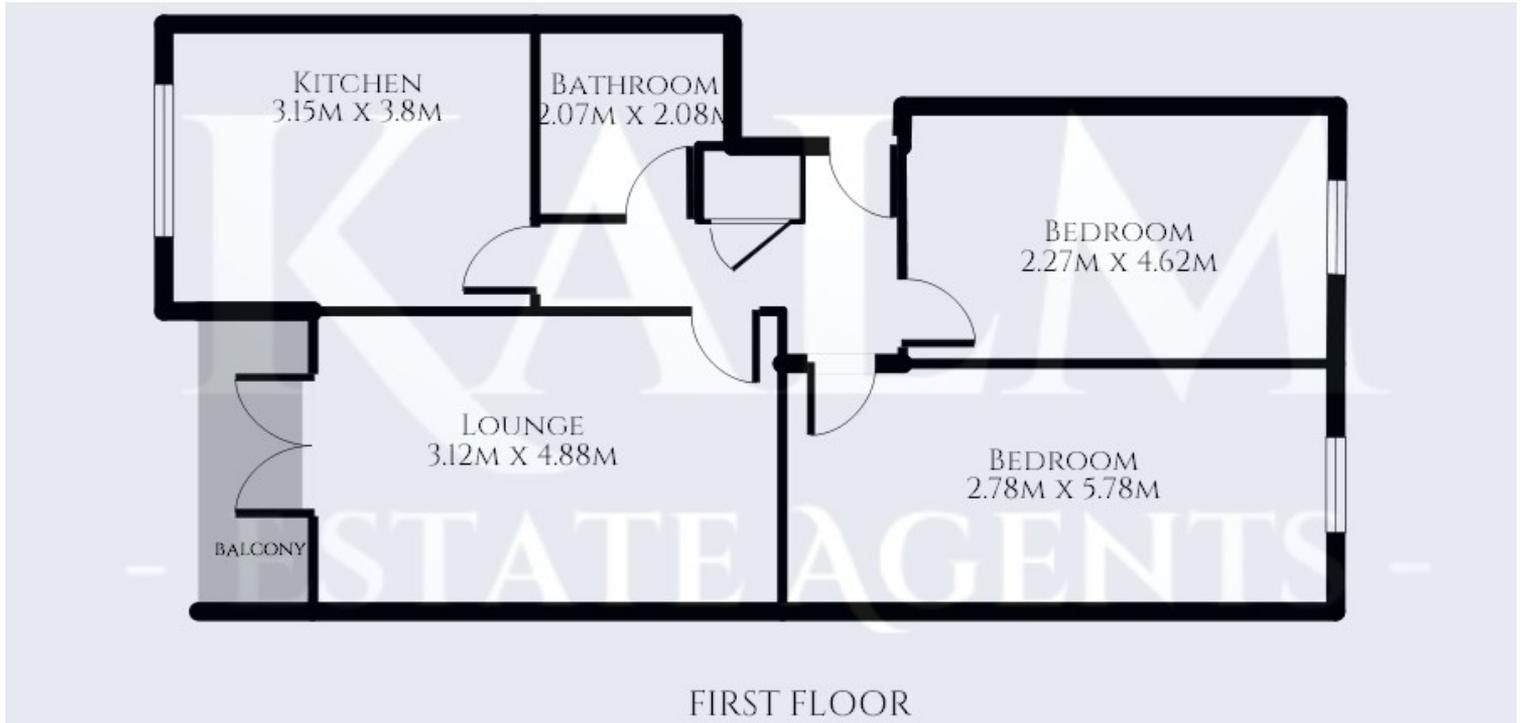
There is a private gated car park for residents only. The property has an electronic entry system.

#### AGENTS NOTES

We have been advised that there are 109 years remaining on the lease and the service charge, insurance and ground rent are £138 per month.



# FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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