



## Keller Close, Stevenage, Hertfordshire. SG2 8BJ

- AVAILABLE NOW, ON AN UNFURNISHED BASIS
- TWO BEDROOMS
- ALLOCATED PARKING SPACE
- SECOND FLOOR APARTMENT
- CLOSE TO FAIRLANDS VALLEY PARK
- PRIVATE ESTATE
- SECURE ENTRY SYSTEM
- WALKING DISTANCE TO TRAIN STATION



## PROPERTY DESCRIPTION

Available now; this two double bedroom apartment is located on the second floor of a secure entry block with private gardens to the rear and an allocated parking space to the front.

The property comprises; Lounge/diner, kitchen, two bedrooms, bathroom and loft access.

Keller Close is within close proximity of Fairlands Valley Park for fantastic walks and also walking distance to Stevenage Train Station and lots of amenities including;

Fairlands Valley Park 0.2 Miles

Marriotts Secondary School 0.2 Miles

Ashtree Primary school 0.4 Miles

Town Centre 1.2 Miles

A1m Junction 7 1.6 Miles

Stevenage bus station 1.2 Miles

Stevenage Train Station 1.4 Miles



## ROOM DESCRIPTIONS

### SECOND FLOOR

#### ENTRANCE HALLWAY

Intercom telephone, doors leading to bedrooms, bathroom and lounge. Access to the loft via a hatch. Two cupboards, one housing the hot water tank.

#### LOUNGE/DINER

3.23m x 4.90m (10' 7" x 16' 1")

Good size lounge with space for a table. Window to the rear aspect, radiator. Opening into the kitchen.

#### KITCHEN

2.33m x 1.75m (7' 8" x 5' 9")

Range of wall and base units with roll top worksurface over and stainless steel sink. Space for freestanding cooker, fridge/freezer and washing machine.

#### BEDROOM ONE

3.28m x 3.1m (10' 9" x 10' 2")

Double bedroom with window to the front aspect, radiator.

#### BEDROOM TWO

3.24m x 2.67m (10' 8" x 8' 9")

Smaller double bedroom with window to the front aspect, radiator.

#### SHOWER ROOM

2.41m x 1.41m (7' 11" x 4' 8")

Refitted shower room with walk in double shower tray, with glass shower screen, wash hand basin and w/c.

### COUNCIL TAX AND EPC RATING

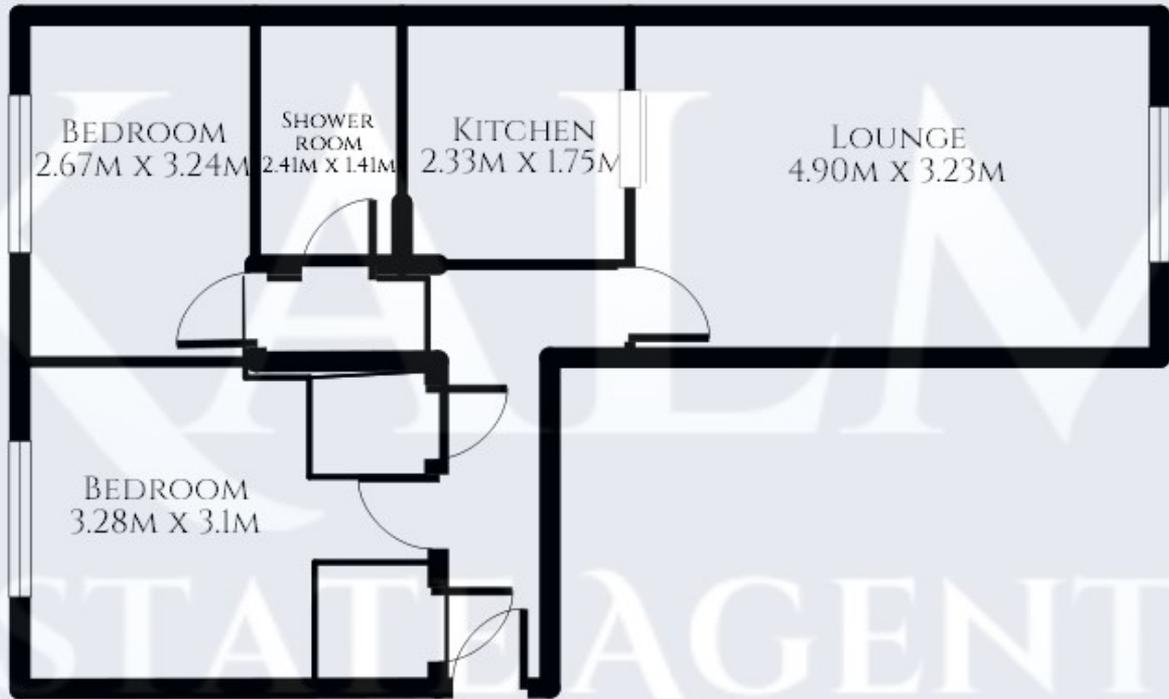
The Council tax band is B and in 2022 - 2023 The Energy Performance certificate rating is a C

### AGENTS NOTES

Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers should satisfy themselves that the information is correct. All measurements are approximate, Kalm Estate Agents try to ensure they are as accurate as possible however the purchaser must verify any measurements of importance. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order.

To comply with Money Laundering Regulations; prior to a sale being agreed, prospective purchasers will be required to produce identification documents, a list of the required documents can be found on our website [www.kalmestateagents.co.uk](http://www.kalmestateagents.co.uk).





SECOND FLOOR  
TOTAL AREA: 54SQM

DRAWINGS SHOULD NOT BE USED FOR ANY REASON, DIMENSIONS ARE APPROX AND NO LIABILITY IS TAKEN FOR AN ERRORS.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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