



Admiral Drive, Stevenage, Hertfordshire. SG1 4GF

- CHAIN FREE
- TWO DOUBLE BEDROOMS
- FIRST FLOOR APARTMENT
- ALLOCATED PARKING SPACE
- OPEN PLAN KITCHEN/LOUNGE
- ENSUITE SHOWER ROOM
- MODERN
- CHRYSALIS PARK DEVELOPMENT
- SECURE ENTRY SYSTEM
- CLOSE TO AMENITIES



PROPERTY DESCRIPTION

**** Guide Price £230,000 - £240,000****

This well presented two bedroom, first floor apartment within Chrysalis Park is being sold chain free. 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 parking space to the rear and secure entry access.

Adonis 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

Doors to bedrooms, bathroom and open plan living area. Two storage cupboards - one housing the hot water tank and the other with space and plumbing for a washing machine.

OPEN PLAN LIVING AREA

KITCHEN/DINER

4.6m x 2.6m (15' 1" x 8' 6")

Range of wall and base units, electric oven and hob. Space for free standing fridge freezer. Space for dining Table. Window to the front aspect.

LOUNGE

4.6m x 3.17m (15' 1" x 10' 5")

Juliet balcony to the front aspect.

BEDROOM ONE

4.66m x 2.78m (15' 3" x 9' 1")

Double bedroom with window to the front aspect. Radiator. Door leading to the en-suite shower room.

EN-SUITE SHOWER ROOM

1.89m x 1.17m (6' 2" x 3' 10")

Double shower enclosure, wash hand basin and enclosed w/c. Heated towel radiator.

BEDROOM TWO

3.3m x 2.6m (10' 10" x 8' 6")

Double bedroom with window to the front aspect. Radiator.

BATHROOM

2.02m x 1.69m (6' 8" x 5' 7")

Side panel bath with shower over, wash hand basin and w/c. Partially tiled to the walls. Heated towel radiator.

ALLOCATED PARKING SPACE

The property has an allocated parking space found at the rear of the property. Number 338.

TENURE, COUNCIL TAX AND EPC

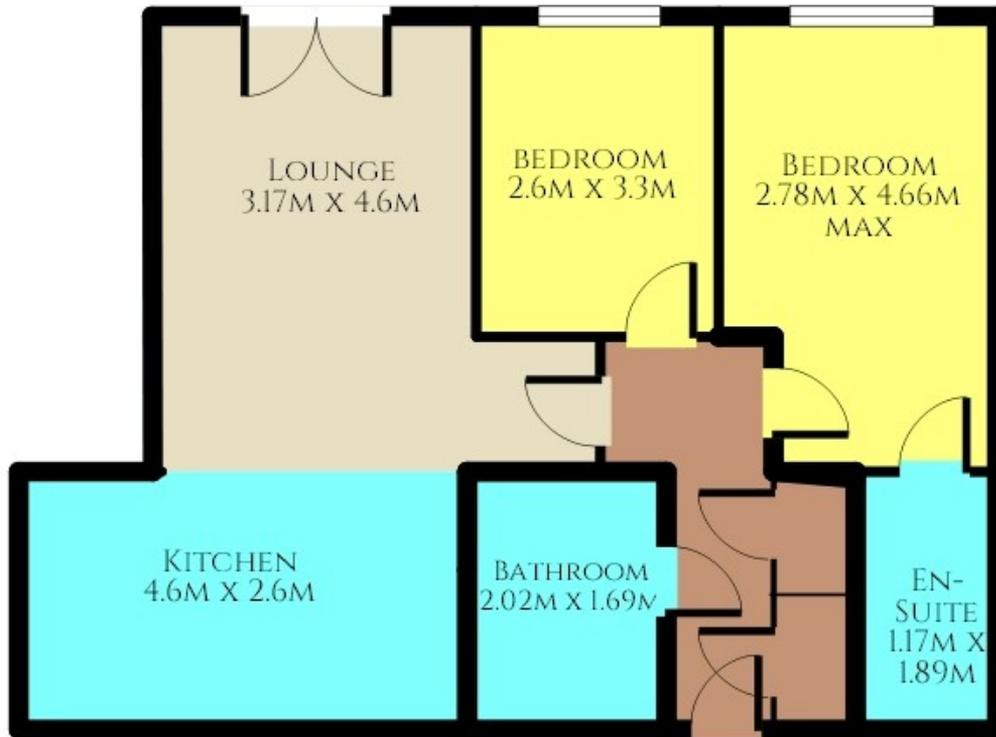
We have been informed by the owner that the property is Leasehold and has 143 years remaining on the lease.

The property pays £284.41 Ground rent per year and £241.91 service charge per month.

The council tax band is C

The Energy Performance rating is B





FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	81	84
(69-80) C		
(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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