

FOR SALE

£240,000 Leasehold



Admiral Drive, Stevenage, Hertfordshire. SG1 4GD

- GROUND FLOOR APARTMENT
- ALLOCATED PARKING SPACE
- EN-SUITE SHOWER ROOM
- TWO DOUBLE BEDROOMS - BOTH WITH FITTED WARDROBES
- GREAT STORAGE OPTIONS
- SECURE ENTRY SYSTEM
- LONG LEASE - 141 YEARS REMAINING
- CLOSE TO AMENITIES



PROPERTY DESCRIPTION

A well presented two bedroom, ground floor apartment with allocated parking space within Chrysalis Park development. Built in 2015 with a modern design, the property benefits from: lounge/dining room, fitted kitchen, two double bedrooms, one with an en-suite shower room and a family bathroom.

Leafwing Court is well located in Chrysalis Park in the East of Stevenage and benefits from the following amenities:

Budgens convenience store 0.1 miles

Serpentine and Thirlmere Woods 0.3 miles

Martins Wood Primary School 0.3 miles

Manor House Doctors surgery 0.6 miles

Tesco 1.0 miles

Town Centre 1.9 miles

Lister Hospital 1.9 mile



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALLWAY

Doors to lounge, bedrooms and bathroom. Two storage cupboards (one currently housing their washing machine) (one housing the hot water tank) Window to the rear aspect.

LOUNGE

3.29m x 5.59m (10' 10" x 18' 4")

A great size with space for sofa suite and a dining table. Large window to the front aspect. Open to the kitchen.

KITCHEN

White gloss fitted kitchen comprising a range of wall and base units with worksurface over, Oven, electric hob and extractor over. Integrated dishwasher. Window to the rear aspect.

BEDROOM ONE

3.08m x 3.88m (10' 1" x 12' 9")

Double bedroom with fitted wardrobes, window to the front aspect. radiator. Door to en-suite.

EN-SUITE

1.20m x 1.98m (3' 11" x 6' 6")

Shower enclosure with thermostatic shower , enclose w/c and pedestal wash hand basin. Heated towel radiator and downlights.

BEDROOM TWO

2.73m x 3.87m (8' 11" x 12' 8")

Double bedroom with fitted wardrobes, radiator and window to the front aspect.

BATHROOM

2.06m x 1.73m (6' 9" x 5' 8")

Side panel bath with mixer tap and thermostatic shower over. Tiled to all splash areas. Pedestal wash hand basin and close coupled WC. Heated towel radiator. Window to the rear aspect.

AGENTS NOTES

We are aware that the property benefits from 141 years lease remaining

The current owners are paying the following costs:

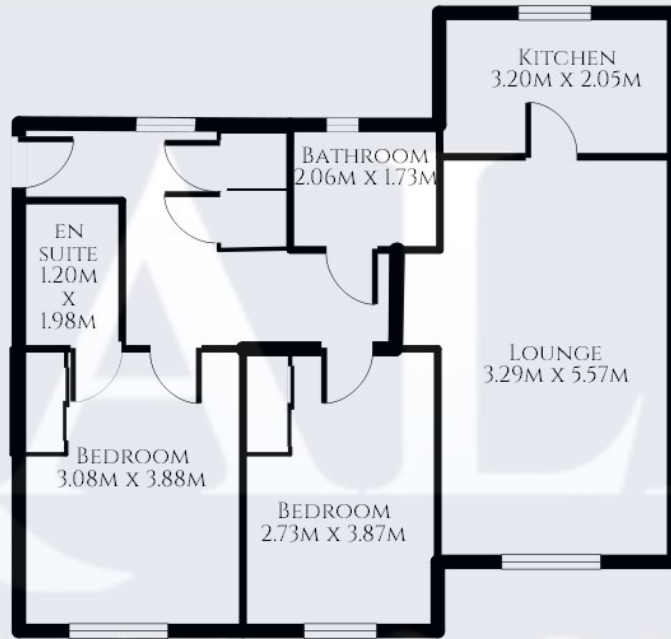
Service charge - £158.50pcm

Ground rent - £370



FLOORPLAN & EPC

KALM
-ESTATE AGENTS-



GROUND FLOOR

APPROX GROSS INTERNAL FLOOR AREA: 65 SQ_M / 695 SQ_FT

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOORPLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION OR MISTATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH BY ANY PROSPECTIVE PURCHASER. THE SERVICES, SYSTEMS AND APPLIANCES SHOWN HAVE NOT BEEN TESTED AND NO GUARANTEE AS TO THERE OPERTABILITY OR EFFICIENCY CAN BE GIVEN.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	81
(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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