



# 10 Swallowtail Court, Birdwing Walk, Stevenage, Hertfordshire. SG1 4FZ

- ONE BEDROOM
- GROUND FLOOR
- OPEN PLAN KITCHEN/LOUNGE
- ALLOCATED PARKING SPACE
- MODERN
- CHRYSALIS PARK LOCATION
- CHAIN FREE
- IDEAL INVESTMENT OPPORTUNITY
- SECURE ENTRY SYSTEM





## PROPERTY DESCRIPTION

This one bedroom, ground floor apartment situated in Chrysalis Park is being sold chain free and is an ideal investment opportunity or first time buy.

The property comprises; open plan kitchen/lounge, double bedroom, bathroom, two storage cupboards and allocated parking space.

Chrysalis Park is a private location on the east side of Stevenage and benefits from the following amenities;

Budgens convenience store 0.1 Miles

Serpentine and Thirlmere woods 0.2 Miles

Martins Wood Primary School 0.3 Miles

Manor House Doctors surgery 0.5 Miles

Lister Hospital 2.0 Miles

A1m Junction 8 2.2 Miles





## ROOM DESCRIPTIONS

### GROUND FLOOR

#### ENTRANCE HALLWAY

Doors to all rooms, storage cupboard with space and plumbing for a washing machine and airing cupboard.

#### OPEN PLAN LOUNGE/KITCHEN

3.63m x 7.11m (11' 11" x 23' 4") max

Open plan reception room with window to the rear aspect.

Shaker style fitted kitchen with a range of wall and base units, space for slimline dishwasher and fridge/freezer. Oven and electric hob. Downlights.

#### BEDROOM

3.8m x 3.2m (12' 6" x 10' 6")

Double bedroom with window to the rear aspect. Radiator.

#### BATHROOM

2.04m x 1.69m (6' 8" x 5' 7")

Partially tiled bathroom comprising; side panel bath with shower over, wash hand basin, w/c and heated towel radiator. Downlights

### EXTERIOR

#### ALLOCATED PARKING SPACE

To the front of the property is an allocated parking space.

### AGENTS NOTES

We have been made aware that the property has the following lease details:

116 years remaining

£83.58pcm Service charge

£193.92pa Ground Rent

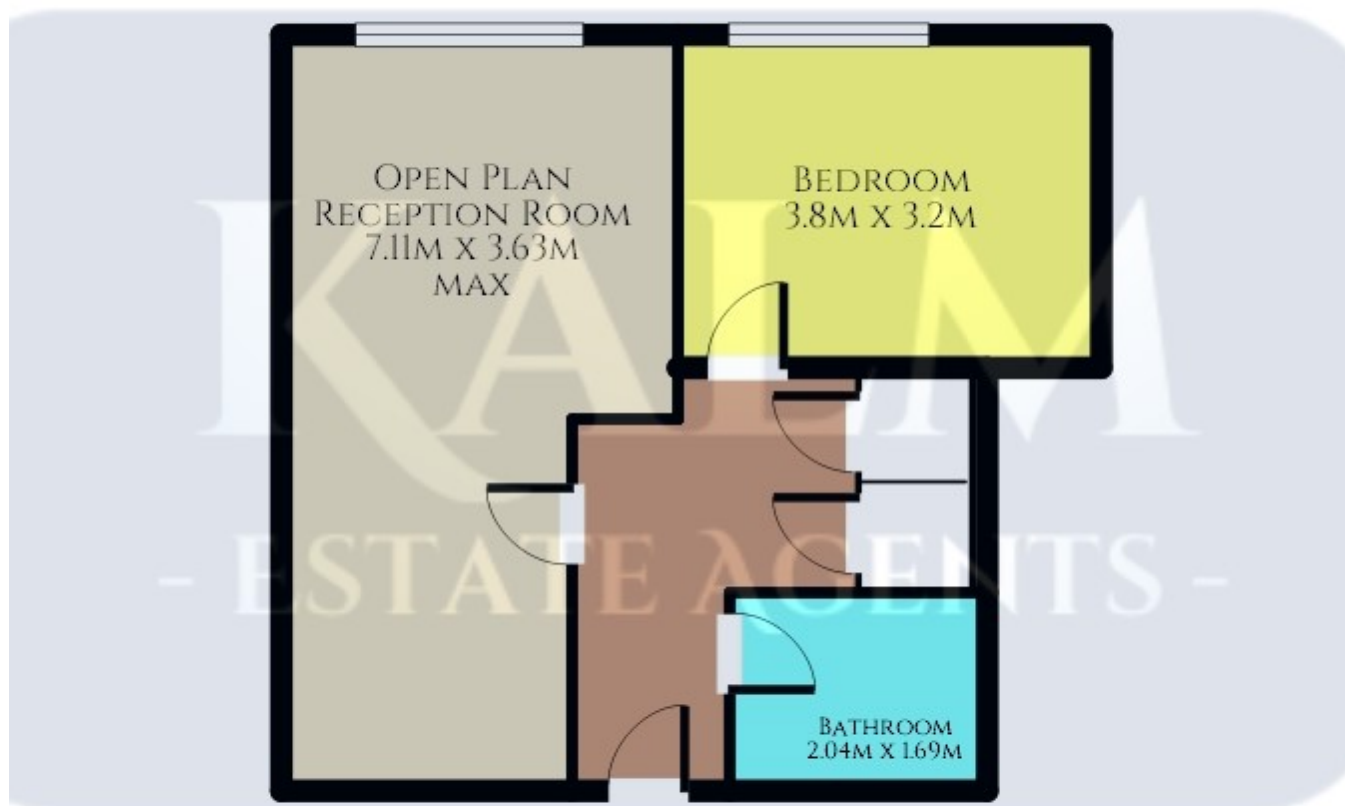
### AGENTS NOTES

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).





GROUND FLOOR

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>	78	79
(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		
England, Scotland & Wales		EU Directive 2002/91/EC 

Stevenage  
 15, Ashdown Road, Stevenage, SG2 8TY  
 01438 572020  
[linzi.davis@kalmestateagents.co.uk](mailto:linzi.davis@kalmestateagents.co.uk)