



Admiral Drive, Stevenage, Hertfordshire. SG1 4GL

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



PROPERTY DESCRIPTION

This well presented two bedroom, ground floor apartment within Chrysalis Park is being sold chain free. Built in 2015 with a modern design, the property benefits from: open plan lounge/kitchen with gloss finish, 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.

Papillion 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

GROUND FLOOR

ENTRANCE HALLWAY

Doors to all rooms and large storage cupboard housing the hot water tank , space and plumbing for a washing machine.

OPEN PLAN LOUNGE/KITCHEN

5.4m x 4.5m (17' 9" x 14' 9")

Fitted gloss kitchen with a range of wall and base units. Integrated fridge/freezer, electric oven and hob with extractor over.

Two windows to the front and side aspect. Radiator.

BEDROOM ONE

3.86m x 3.14m (12' 8" x 10' 4")

Double bedroom with window to the front aspect.

Fitted wardrobes and radiator. Door to the en-suite shower room.

EN-SUITE SHOWER ROOM

1.4m x 2.18m (4' 7" x 7' 2")

Fitted shower room comprising; double shower enclosure with sliding door access, wash hand basin and w/c. Heated towel radiator.

BEDROOM TWO

3.1m x 3.4m (10' 2" x 11' 2")

Double bedroom with window to the side aspect, radiator.

BATHROOM

2.19m x 1.99m (7' 2" x 6' 6")

Bathroom comprising; side panel bath with shower over, wash hand basin and w/c. Tiled to splash areas including the floor. Heated towel radiator.

EXTERNALLY

ALLOCATED PARKING SPACE

An allocated parking space can be found at the rear of the property.

EPC, COUNCIL TAX AND TENURE

This property is an EPC rating C which expires in 2025.

The council Tax is band C.

The property is Leasehold with 148 years remaining on the lease and the following costs:

£ 284.41 Ground Rent paid

£ 89.50 Service charge paid monthly

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 .





GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		67	67
(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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