



Admiral Drive, Stevenage, Hertfordshire. SG1 4GP

- CHAIN FREE
- ONE BEDROOM APARTMENT
- DOUBLE BEDROOM
- OPEN PLAN KITCHEN/LOUNGE
- ALLOCATED PARKING SPACE
- SECURE ENTRY SYSTEM
- FIRST FLOOR APARTMENT
- IDEAL FIRST TIME PURCHASE/INVESTMENT
- CURRENTLY ACHIEVING 6% RENTAL YIELD
- CHRYSALIS PARK LOCATION
- BUILT IN 2015



PROPERTY DESCRIPTION

This one bedroom, first 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, storage cupboard 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

FIRST FLOOR

ENTRANCE HALLWAY

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

OPEN PLAN KITCHEN/LOUNGE

KITCHEN

2.9m x 2.2m (9' 6" x 7' 3")

Gloss fitted kitchen with range of wall and base units. Integrated fridge/freezer. Under cupboard lighting.

LOUNGE

3.5m x 4.9m (11' 6" x 16' 1")

Lovely bright room with Juliet balcony to the side aspect (south facing) and window to the side aspect.

BEDROOM ONE

4.3m x 2.8m (14' 1" x 9' 2")

Double bedroom with window to the side aspect. Fitted Wardrobes.

BATHROOM

2.1m x 1.6m (6' 11" x 5' 3")

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

ALLOCATED PARKING SPACE

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

AGENTS NOTES

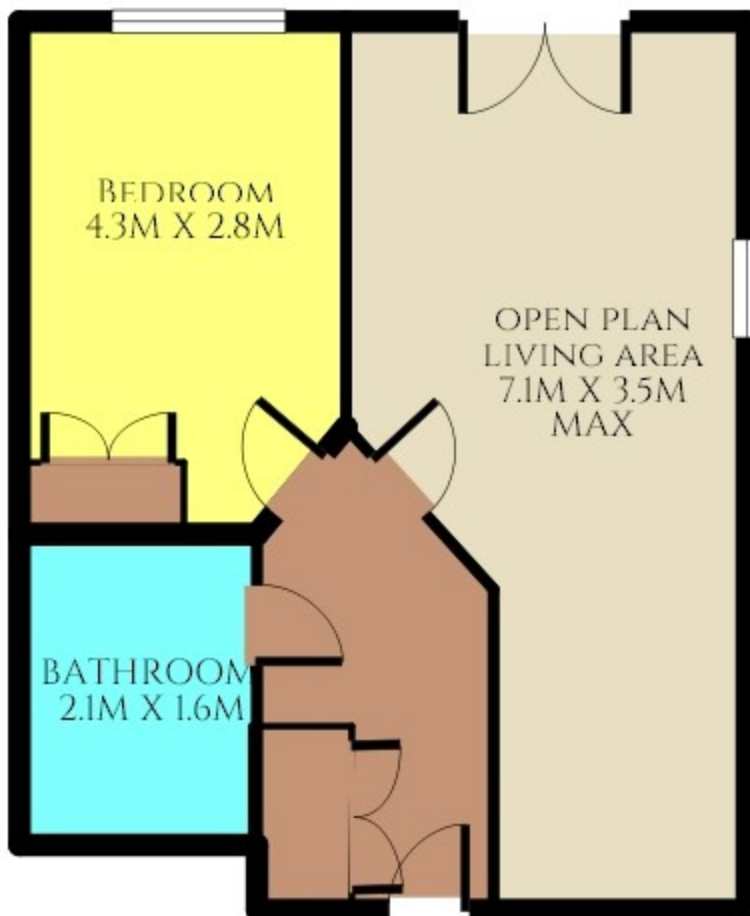
We have been informed that the property has the following lease details.


Lease Details - 155yrs from 1 Jan 2010 (142yrs remaining)

Ground Rent - £193.92

Service Charges - £130.84pcm





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	75	75
(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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