



## Admiral Drive, Stevenage, Hertfordshire. SG1 4GN

- TWO DOUBLE BEDROOMS
- FIRST FLOOR APARTMENT
- BALCONY
- ALLOCATED PARKING SPACE
- EN-SUITE SHOWER ROOM
- SECURE ENTRY SYSTEM
- LONG LEASE - 141 YEARS REMAINING
- CHRYSALIS PARK LOCATION



## PROPERTY DESCRIPTION

A well presented two bedroom, first floor apartment with balcony within Chrysalis Park development. Built in 2015 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 along.

Crambus Court is well located 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

### FIRST FLOOR

#### ENTRANCE HALLWAY

Doors to open plan living area, bedrooms and bathroom. Large storage cupboard housing the hot water tank and space for washing machine with storage space above. Downlighting and radiator. Phone entry system.

#### OPEN PLAN LIVING/KITCHEN

3.59m x 6.59m (11' 9" x 21' 7") Overall

#### Kitchen

2.56m x 2.30m (8' 5" x 7' 7")

A range of wall and base units with worksurface over, cooker, hob with extractor over. Integrated slimline dishwasher and fridge/freezer. Downlighting. Space for a table.

#### Lounge

3.59m x 4.29m (11' 9" x 14' 1")

A good size pace with French doors allowing access to the balcony.

#### BEDROOM ONE

2.69m x 4.99m (8' 10" x 16' 4")

Double bedroom with window to the front aspect, fitted wardrobes and radiator. Access to the en-suite shower room.

#### EN-SUITE SHOWER ROOM

1.5m x 2.1m (4' 11" x 6' 11")

Partially tiled shower room with double shower enclosure with thermostatic shower over, wash hand basin and w/c. Heated towel radiator.

#### BEDROOM TWO

2.4m x 3.3m (7' 10" x 10' 10")

Double bedroom with window to the front aspect. Radiator.

#### BATHROOM

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

Partially tiled bathroom comprising; side panel bath with mixer taps, wash hand basin and w/c. Heated towel radiator.

#### ALLOCATED PARKING SPACE

The property comes with allocated parking space to the rear.

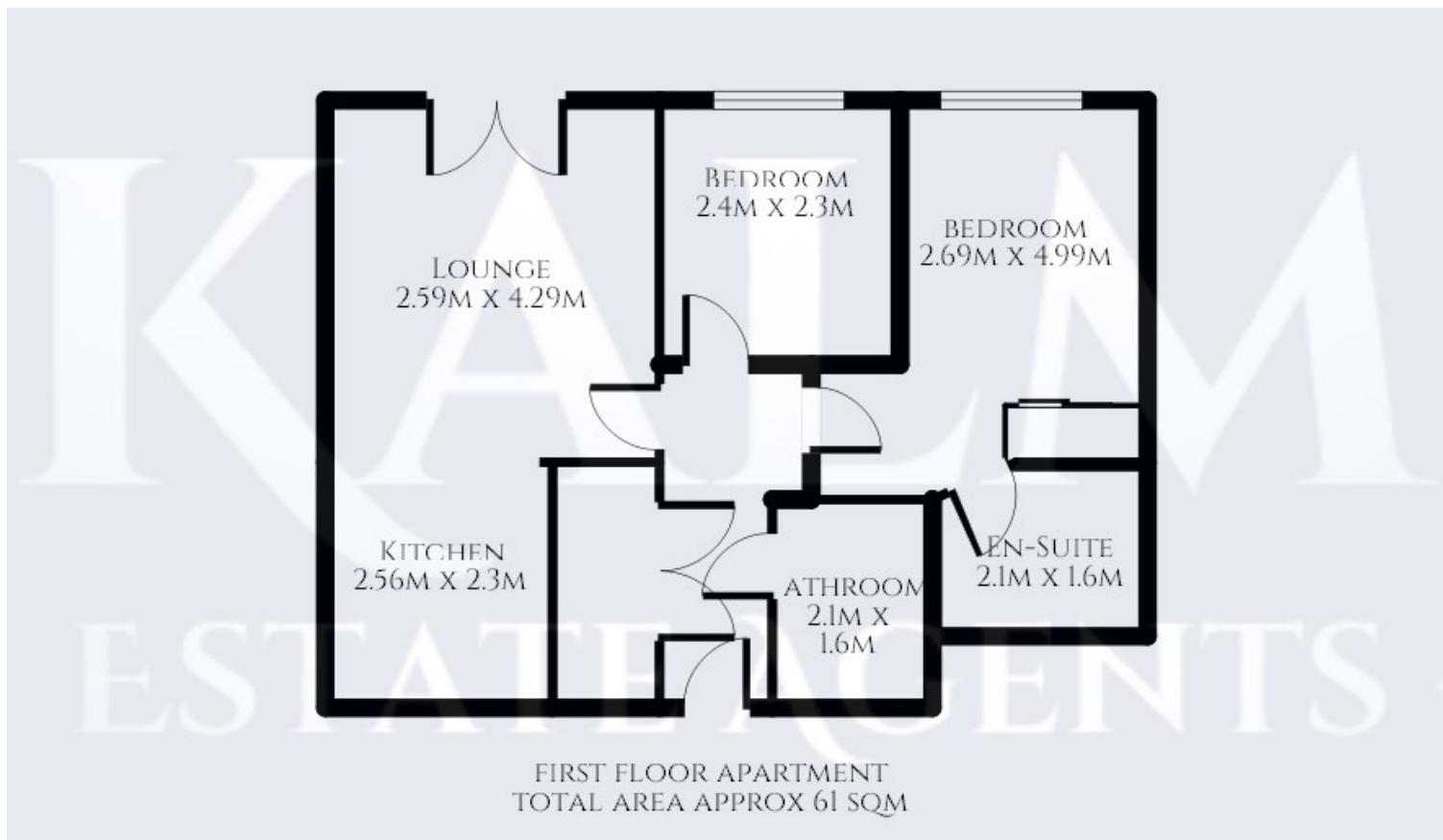
#### AGENTS NOTES

We have been told the property has 141 years remaining and pays the following charges:

Service Charge - £74 per month

Ground Rent - £340 per year





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	74
(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			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Stevenage  
29, Shephall Green, Stevenage, SG2 9XS  
01438 572020  
linzi.davis@kalmstateagents.co.uk