



## Kestrel Close, Stevenage, Hertfordshire. SG2 9PB

- CHAIN FREE
- SECOND FLOOR APARTMENT
- ONE DOUBLE BEDROOM
- COMMUNAL GARDENS
- FITTED KITCHEN
- UTILITY AREA
- QUIET CUL-DE-SAC LOCATION
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- RESIDENT PARKING BAYS



## PROPERTY DESCRIPTION

---

**\*\*CHAIN FREE\*\*** A very well presented One Double Bedroom second floor apartment within the sought after area of Poplars. The accommodation comprises of a large hallway, spacious living room, fitted kitchen, large double bedroom, well appointed bathroom and sizeable utility room. Further benefits are resident parking, communal gardens and external utility area.

The property is ideally situated within walking distance of all amenities including a Sainsburys, Doctors Surgery, Local Pharmacy, Local Bus Routes and many other Local Restaurants. This property would be an ideal First Time Purchase and Viewing is Highly Recommended.



## ROOM DESCRIPTIONS

---

### ACCOMMODATION

#### HALLWAY

0.90m x 4.39m (2' 11" x 14' 5")

Fitted radiator, laminate wood flooring and entry phone system.

#### LIVING ROOM

3.54m x 3.97m (11' 7" x 13' 0")

Double glazed UPVC window, gas radiator and carpeted flooring.

#### KITCHEN

2.37m x 2.81m (7' 9" x 9' 3")

Matching base and wall units providing ample work surface space, fitted electric oven and gas hob, space for fridge and freezer, UPVC double glazed window and vinyl flooring.

#### BEDROOM

3.16m x 3.93m (10' 4" x 12' 11")

Large double bedroom benefitting from front aspect UPVC window, carpeted flooring and gas radiator.

#### BATHROOM

1.81m x 1.98m (5' 11" x 6' 6")

Rear aspect UPVC window, side panelled bath with shower over, pedestal hand wash basin, W/C and gas radiator.

#### UTILITY ROOM

1.79m x 2.25m (5' 10" x 7' 5")

Laminate floor, space for washing machine.

### EXTERIOR

#### PARKING

Resident parking to front

#### GARDEN

Communal gardens to rear.

### ADDITIONAL INFORMATION

#### Property Information

Council Tax Band - B

Length of Lease - 91yrs remaining (From 24 May 1999 to 8 March 2115)

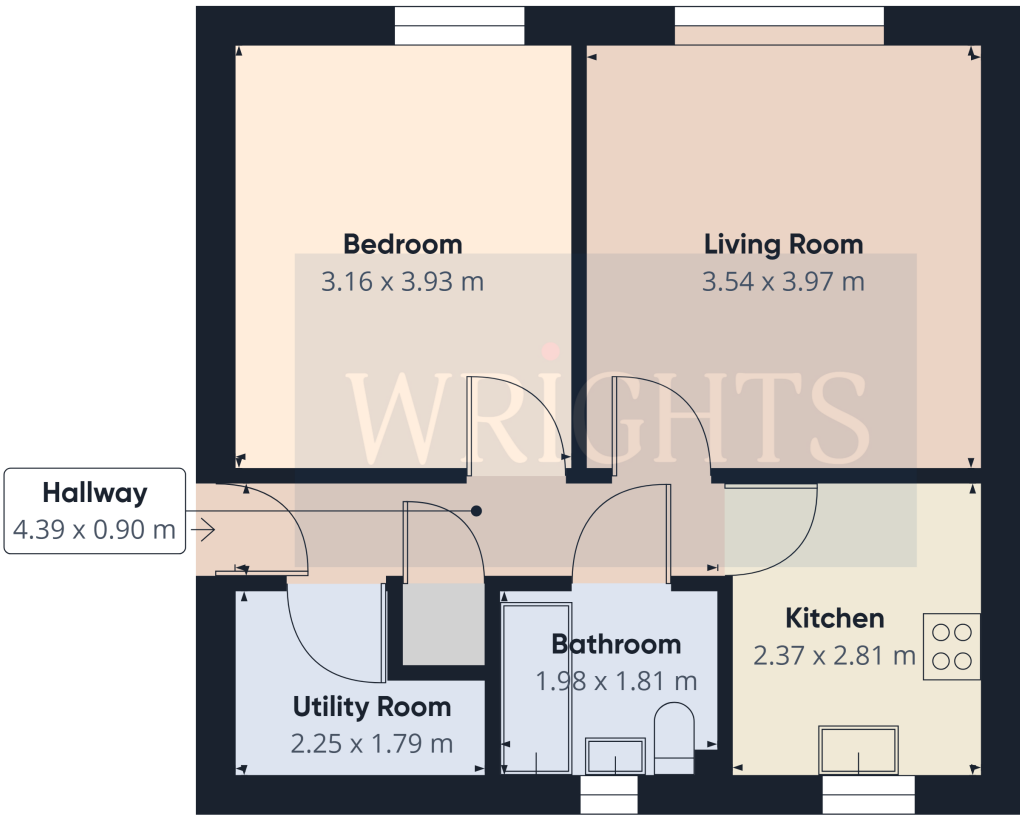
Ground Rent - £177.63 per annum

Service Charge - £710.52 per annum

Section 20 Costs - To be paid by current vendor.



# FLOORPLAN & EPC



Approximate total area<sup>(1)</sup>  
45.13 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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>	72	72
(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	

Hatfield  
9, Market Place, Hatfield, AL10 0LJ  
01707 272727  
saleshatfield@wrightsof.com