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**Monument Court, Woolners Way, Stevenage**

**BELVOIR!**

**Guide price** £250,000



## Key Features

- Chain free
- Ground floor
- Two double bedrooms
- Bathroom & en-suite
- 'Large' private terrace
- Allocated underground parking
- EPC rating C
- Leasehold







Monument Court is located on Woolners Way, Stevenage. This delightful ground floor apartment offers a perfect blend of modern living and convenience. Built in 2010, this former show-home boasts two spacious double bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable space to call home.

The apartment features a well-appointed reception room that opens onto a generous terrace, providing a lovely outdoor space for relaxation or entertaining. With gas central heating, you can enjoy a warm and inviting atmosphere throughout the year. The property also includes two bathrooms, one of which is an en-suite, ensuring privacy and comfort for all residents.

Monument Court is ideally situated, bordering the historic High Street of Stevenage Old Town, where you can explore a variety of shops, cafes, and local amenities. For those who enjoy leisure activities, the nearby New Town offers a comprehensive shopping experience, as well as a Leisure Complex, Theatre, and Arts Centre, catering to a range of interests.

Commuters will appreciate the convenience of Stevenage mainline train station, which is within walking distance. With fast and regular trains to London Kings Cross taking just 23 minutes, this location is perfect for professionals or anyone who enjoys the vibrancy of city life while having a peaceful retreat to return to.

## GROUND FLOOR

### Communal Entrance

Access via security entry phone system into communal entrance lobby with post-box facility, lift and stairs to all floors.

### Entrance

Via solid front door into:

### Hallway

Generous hallway. Smooth skimmed ceiling and recessed spotlights. Cloaks storage cupboard. Airing cupboard housing hot water cylinder. Heating control panel. Entry phone intercom. Radiator. Oak faced internal doors opening to all rooms.

### Living Room 6m x 3.1m (19'8" x 10'2")

(Dimensions to include kitchen area) Smooth skimmed ceiling with recessed spotlights. Double glazed full width sliding patio doors opening to large private terrace. TV aerial point. Radiator. Open plan onto:

### Kitchen

Smooth skimmed ceiling with recessed spotlights. Fitted with a contrasting range of cream and oak grain effect base and wall mounted cabinets finished with white square edged granite effect counter top. Stainless steel Inset one and half bowl stainless steel sink unit with chrome mixer tap. Integrated stainless steel single oven with an inset ceramic electric hob and stainless steel chimney hood extractor over. Further integrated appliances include washer/dryer and fridge/freezer.

### Bedroom One 4.7m x 2.7m (15'5" x 8'11")

Smooth skimmed ceiling. Double glazed full height window facing onto terrace. Built-in wardrobe. TV and phone points. Radiator. Door to:

### En-Suite

Smooth skimmed ceiling with recessed spotlights. Suite comprising double width shower cubicle, white circular ceramic hand wash basin with chrome mixer tap and low level dual push button flush WC with a concealed cistern. Shaver point. Extractor. Radiator.



## Bedroom Two 3.2m x 2.4m (10'6" x 7'11")

Smooth skimmed ceiling. Double glazed full height window facing onto terrace. Radiator.

## Bathroom

Smooth skimmed ceiling with recessed spotlights. Suite comprising panel enclosed bath with wall mounted mixer tap and separate shower over with glazed shower screen, white circular ceramic hand wash basin with chrome mixer tap and low level dual push button flush WC with a concealed cistern. Shaver point. Extractor. Radiator.

## EXTERIOR

### Terrace 8.5m x 3.05m (27'11" x 10'0")

Stretching the full width of the apartment with block paving and enclosed by iron railings. Offering ample area for entertaining and relaxing.

### Communal Grounds

A communal central courtyard style garden with raised planters, lawn and water feature. Bin stores.

### Parking

Electric gated access. Secure underground allocated parking space.

## LEASE DETAILS

Belvoir are informed of the following:

Lease - 125 years from 1st January 2007 (approximately 107 years remaining)

Ground Rent - £250.00 per annum

Maintenance Charge - approximately £1,900.00 per annum. (includes cost of annual servicing of central heating boiler)

Building' Insurance - current annual charge of approximately £100

Utilities - invoices for gas, electricity and water usage are issued by the management company on a quarterly basis.

Council Tax - Band C

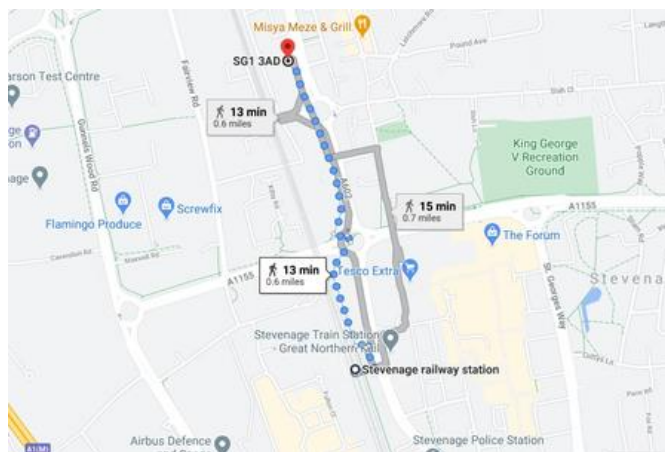
EPC Rating - C





## DISCLAIMER

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings and/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.





TOTAL FLOOR AREA : 668 sq.ft. (62.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. The floorplan is intended to provide a general impression of the layout of the property and is not intended to be used as a basis for any legal proceedings. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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