



Price Guide £210,000



A spacious two bedroom second floor flat with a GARAGE situated in the sought after Corey's Mill area within reach of the Lister Hospital and the Old Town Centre. The property offers a large entrance hall, lounge/dining room with a balcony, kitchen, shower room & separate WC. Outside there are communal grounds with clothes drying space, a single garage in a block of four close by and casual on street parking. EPC Rating D. Council Tax band B. Ground rent £10 PA, Lease approx 84 years remaining. Estimated service charge for the year 2024/25 £1,388.16 and actual cost will be known by September 30th. Section 20 contribution applies please contact Chandlers for details.



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Signature

Communal Hallway

Stairs lead up to the third floor with lighting.

Entrance Hall

Composite entrance door with inset glazing and peephole. Radiator. Built-in coats cupboard. Built-in double wardrobe with hanging rail, shelving, electric meter and consumer unit. Built-in airing cupboard with linen shelving.

Shower Room 7'8" x 5'0" (2.35m x 1.54m)

Double glazed window to rear. 'Triton' shower to cubicle and pedestal wash basin with ceramic tiling to all walls. Heated towel rail.

Separate WC

Double glazed window to rear. Low flush WC

Lounge/dining room 18'2" x 15'7" red.to 11'6" (5.56m x 4.76m red.to 3.52m)

Sliding double glazed patio door to front opening out to the balcony with safety railing. Radiator. Telephone point.

Kitchen 12'11" x 6'10" red.to 4'5" (3.94m x 2.10m red.to 1.37m)

Double glazed window to rear. Inset one and a half bowl, single drainer stainless steel sink unit with mixer tap. Ceramic tiling to splash areas. Wall mounted 'Worcester' gas fired combination boiler. Range of wall mounted and floor standing units with work surfaces.

Bedroom One 12'11" x 8'8" plus bay 7'2" x 3'9" (3.94m x 2.65m plus bay 2.20m x 1.16m)

Double glazed bay window to side. Radiator. Built-in double wardrobe with hanging rail and shelving.

Bedroom Two 10'5" x 9'2" (3.20m x 2.80m)

Double glazed window to front. Radiator. Built-in double wardrobe with hanging rail and shelving.

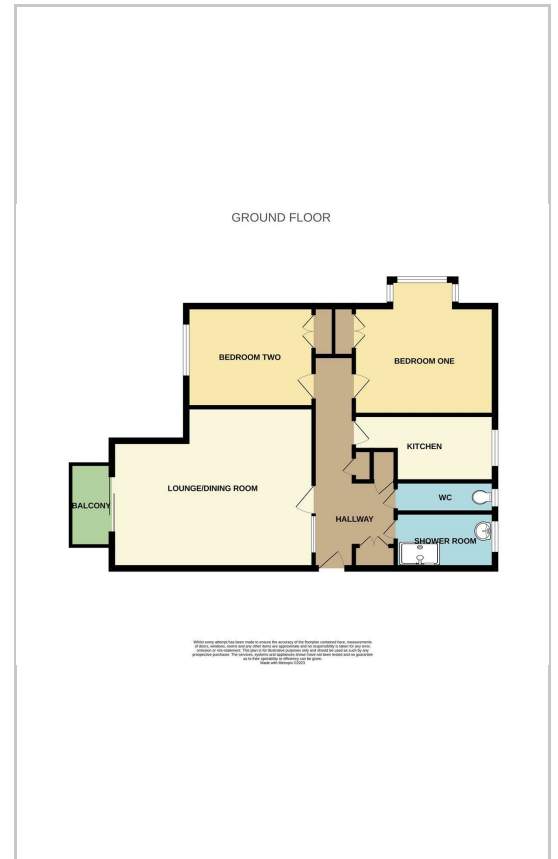
Garage

Single garage close by in a block of four number 23 (3rd in from the left when facing) with a black painted up and over door.

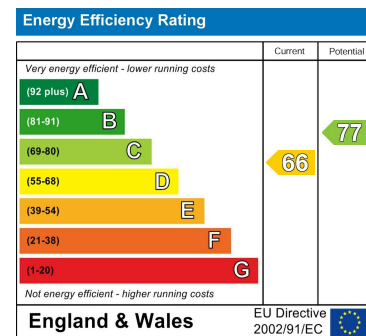
Outside

Communal gardens with clothes drying space, dustbin store and casual non allocated parking.

Floor Plans



Energy Efficiency Graph



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