



Primett Road, Stevenage, SG1 3EB

**Guide Price £260,000**



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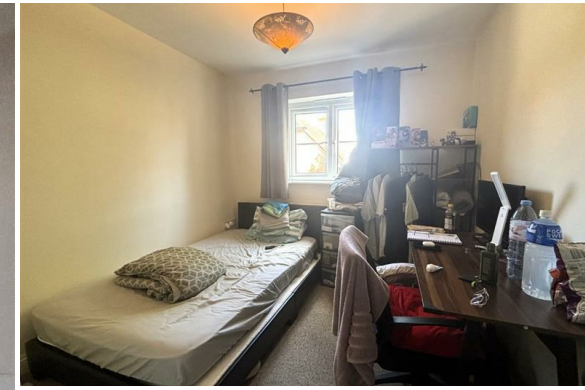
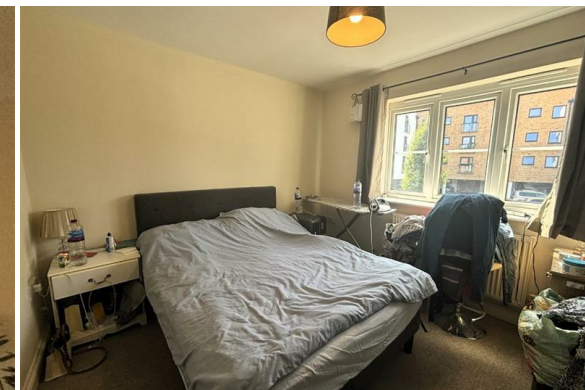
## Primett Road, Old Town Stevenage

Welcome to this charming property located on Primett Road in Stevenage Old Town! This delightful first-floor apartment boasts two bedrooms and is being offered chain-free, making it an ideal opportunity for both investors and first-time buyers alike.

Situated conveniently in a private cul-de-sac at the end of the high street in the Old Town, you'll have easy access to the historic charm and character of the area. Additionally, the convenience of being near Stevenage train station ensures effortless commuting and travel options for residents.

One of the standout features of this property is the share of freehold, providing a sense of ownership and stability to the lucky new owners. Whether you're looking to invest in the property market or take your first step onto the property ladder, this flat offers a fantastic opportunity to create a comfortable and welcoming home.

Don't miss out on the chance to own a piece of this vibrant community - schedule a viewing today and envision the possibilities that this lovely flat on Primett Road has to offer!



Communal front door with steps leading up to first floor with private front door to:

Entrance Hall:

Radiator, coving cupboard, intercom system and doors to:

Living Room:

129 x 108

UPVC double glazed window to side, coving, radiator and opening to:

Kitchen:

108 x 78

Fitted with a range of base and wall mounted units with contrasting roll edge worksurface incorporating one and half bowl stainless steel sink with mixer tap and drainer, four ring gas hob with extractor fan over, built in oven and fridge/freezer, appliance space for washing machine and dishwasher, cupboard, UPVC double glazed window to side and wall mounted gas boiler.

Bedroom One:

15 x 10'10

UPVC double glazed window to side, radiator, wardrobe and door to:

Ensuite:

7'1 x 6'1

Low level WC, as hand basin with mixer tap, walk in shower with mixer tap, opaque UPVC double glazed window to side and tiled to half height.

Bedroom Two:

10'8 x 9'

UPVC double glazed window to side, cupboard and radiator.

Bathroom:

7'5 x 6'1

Low level WC, wash hand basin with mixer tap, panel enclosed bath with mixer tap, tiled to half height, radiator and opaque UPVC double glazed window to side.

Parking:

Allocated parking for one car.

Tenure:

Share of Freehold. 179 years remaining.

Ground Rent - £0 per annum

Service Charge - £884 per annum





## Ground Floor

Approx. 658.4 sq. feet



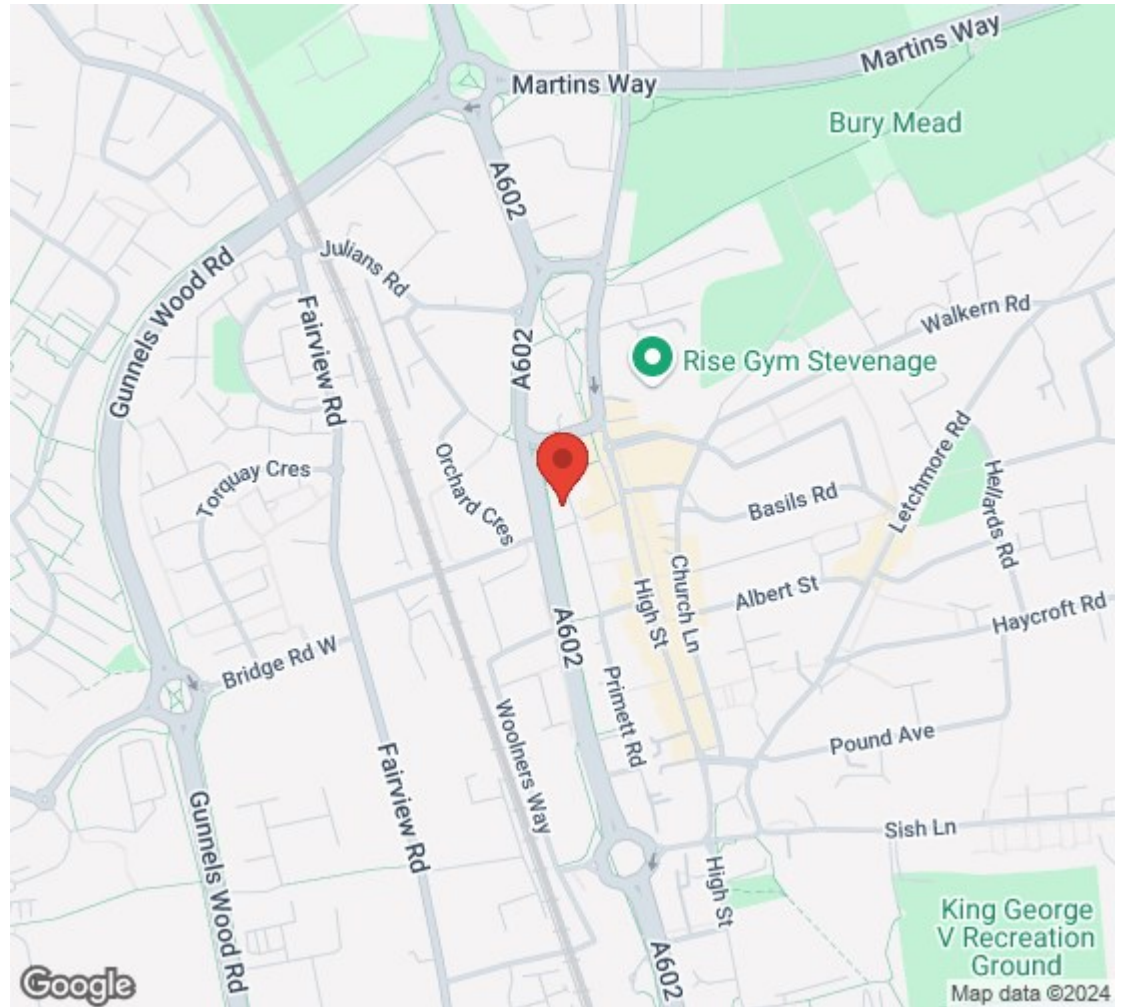
Total area: approx. 658.4 sq. feet

Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.  
Plan produced using PlanUp.



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

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