



mather marshall
independent estate agents

Primett Road, Stevenage, SG1 3EE

£325,000



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Primett Road, Stevenage

****CHAIN FREE - LONG LEASE - PRIVATE GARDEN ****

Welcomed to the market CHAIN FREE is a stunning two double bedroom, ground floor apartment with private garden for over 60's.

Once the show home apartment for the development, it has been tastefully decorated and well kept by the previous owner.

The larger than average apartment boasts a wide entrance hallway with ample storage, a living/dining room with decorative fireplace and patio door to the private rear garden, a fitted kitchen with integrated appliances, master bedroom with en-suite shower room and walk in wardrobe, second double bedroom and shower room.

The private rear garden is fully enclosed with foliage for privacy and sociable patio area. The apartment features double glazed windows, illuminated light switches, underfloor heating, Sky+ TV connection point and 24-hour emergency call system.

The apartment is situated within the George House Development which further offers residents a homeowners lounge, reading room, guest suite, function room, mobility scooter store and Home Lodge Manager.

The remaining lease length is 992 years approx.
The service charge is paid monthly at £361.97. This includes underfloor heating, water usage, emergency call system and buildings insurance.
The ground rent is paid half yearly at £247.50.
The council tax is a band C with Stevenage Borough Council.







Entrance Hall

6'7" x 6'9"

Entrance door via communal hallway, carpet, underfloor heating, storage cupboard, storage cupboard with washing/drying machine, doors to bedrooms, door to living area, spotlights, intercom system, illuminated light switches.

Living/Dining Room

20'8" x 10'7"

Double glazed window to rear aspect with fitted blind and roman blind, double glazed back door and window with fitted blind and curtains, carpet, tv point, underfloor heating, electric fireplace, door to kitchen, underfloor heating.

Kitchen

8'6" x 7'0"

Double glazed window to side aspect, tiled flooring, range of wall and base units with counter top, stainless steel sink with drainer, integrated dishwasher, fridge, freezer, microwave, oven, hob with stainless steel splashback and extractor over, extractor fan, underfloor heating.

Bedroom 1

23'9" x 10'6"

Double glazed window to rear aspect with fitted blind and curtains, double glazed window to side aspect with fitted blind and curtains, carpet, illuminated light switches, door to walk in wardrobe, door to en-suite, tv point, underfloor heating.

En-suite

7'2" x 6'8"

Tiled flooring, tiled walls, walk in shower, WC, wash hand basin with vanity unit, LED mirror, emergency pull cord, extractor fan, heated towel radiator, underfloor heating.



Bedroom 2

11'3" x 9'7"

Double glazed window to rear aspect with fitted blind and curtains, illuminated light switch, carpet, tv point, underfloor heating.

Shower Room

4'9" x 7'0"

Tiled flooring, tiled walls, shower cubicle, WC, wash hand basin with vanity unit, LED mirror, emergency pull cord, extractor fan, spotlights, electric towel radiator, underfloor heating.

Ground Floor



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.

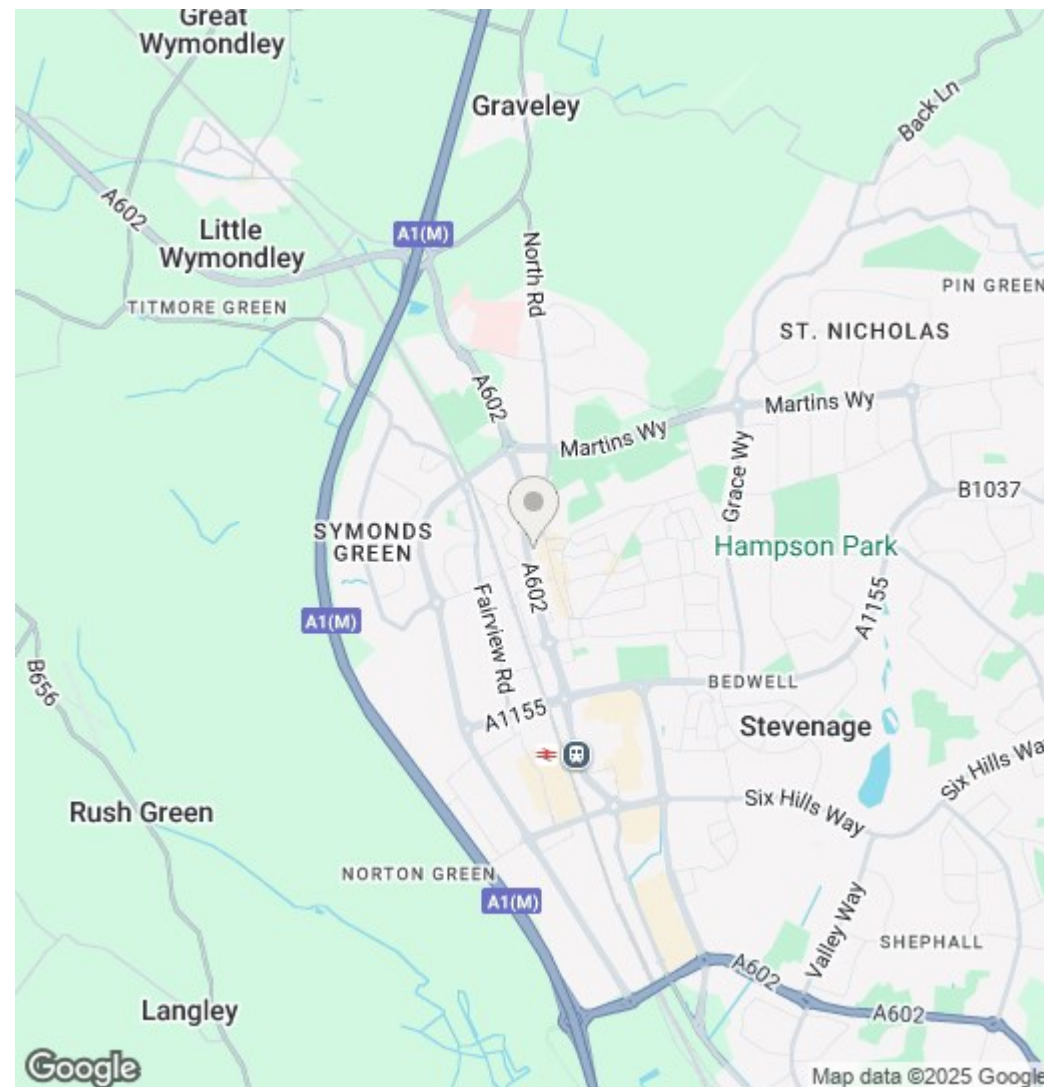
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
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(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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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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