



Gunnells, Stevenage, SG1 2FY

£295,000



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**Gunnells, Stevenage, Hertfordshire**

**\*\*GATED DEVELOPMENT - WALKING DISTANCE TO TRAIN STATION - PRIME LOCATION\*\***

Welcome to this charming top-floor apartment located in the exclusive gated development of Gunnells, Stevenage, Hertfordshire. Built in 2016, this modern property offers a delightful living space that is both stylish and practical.

The apartment features two well-proportioned bedrooms, perfect for professionals seeking a comfortable home. The living room is inviting and provides a lovely area for relaxation or entertaining guests. The highlight of the property is the four-piece family bathroom, which offers both convenience and luxury.

One of the key advantages of this apartment is its location. It is within walking distance of the train station, making it an ideal choice for commuters. Additionally, the property comes with parking for one vehicle, ensuring that you have a secure space for your car.

Being chain-free, this apartment presents a smooth and straightforward buying process, allowing you to settle in without delay. The exclusive gated development adds an extra layer of security and privacy, making it a desirable place to live.

In summary, this modern apartment in Gunnells is a fantastic opportunity for anyone looking for a comfortable and convenient home in Stevenage. With its excellent amenities and prime location, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this lovely property your own.





**Communal Entrance Hall:**

Entrance via secure entry system, with stairs leading to the second floor and private front door entrance.

**Entrance Hall:**

Cupboard and doors to:

**Living Room:**

15'4 x 11'4

UPVC double glazed window to side and radiator

**Kitchen:**

13'6 x 7'2

Fitted with a range of base and wall mounted tap and drainer, four ring hob with extractor fan, radiator and UPVC double glazed window to rear

incorporating single bowl sink with mixer tap, microwave and washing machine,

**Bedroom One:**

13'1 x 12'4

Dual aspect windows via UPVC double glazed doors.

or.

**Bedroom Two:**

14'4 x 12'3

Dual aspect windows via UPVC double glazed doors.

or.

**Bathroom:**

9'1 x 8'5

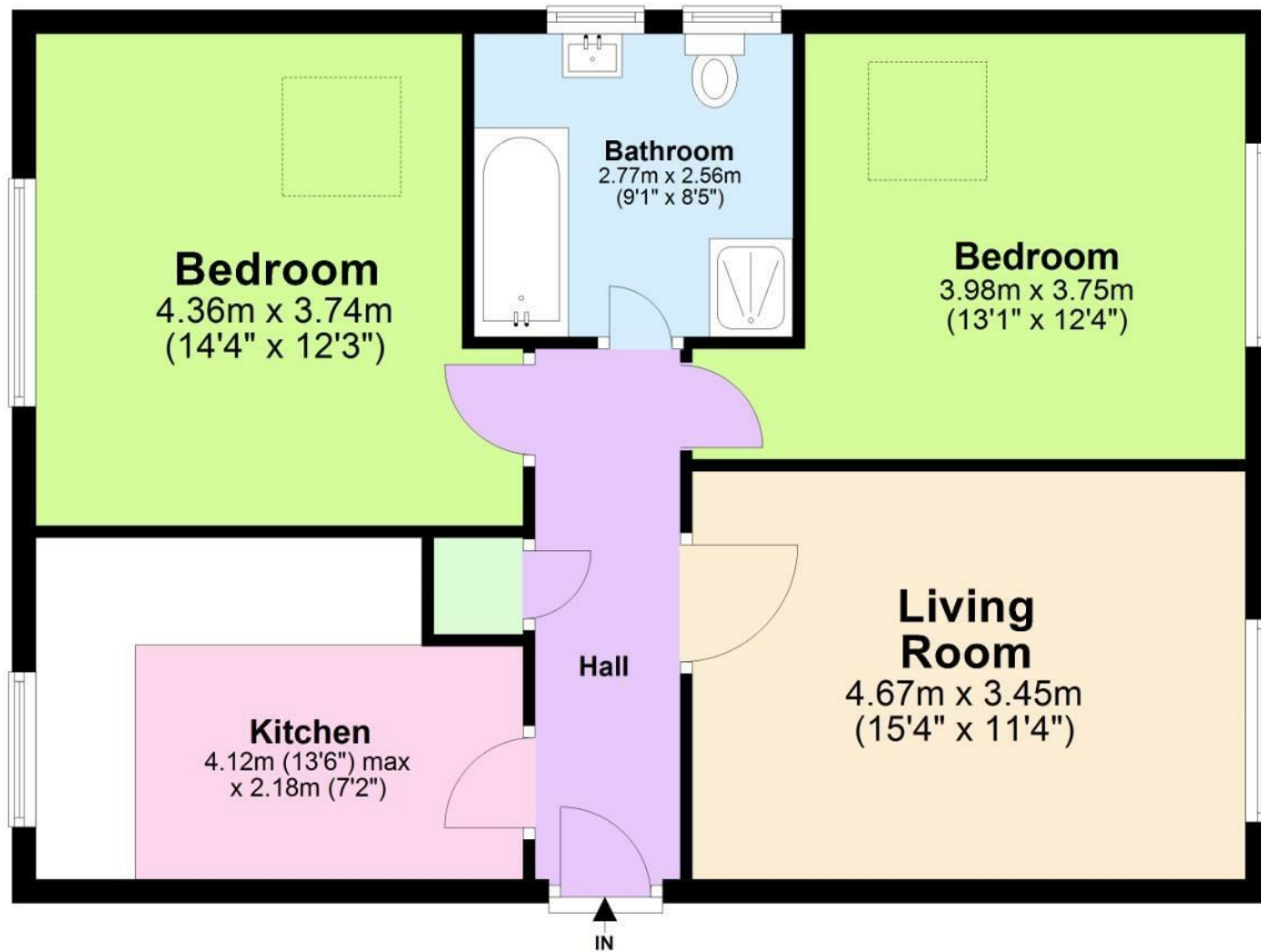
Low level WC, wash hand basin with mixer tap, heated towel rail and dual aspect UPVC double glazed windows to rear.

ap, walk in shower, tiled to half height,

**Parking:**

Allocated parking space for one car with further visitor parking spaces.

## Ground Floor



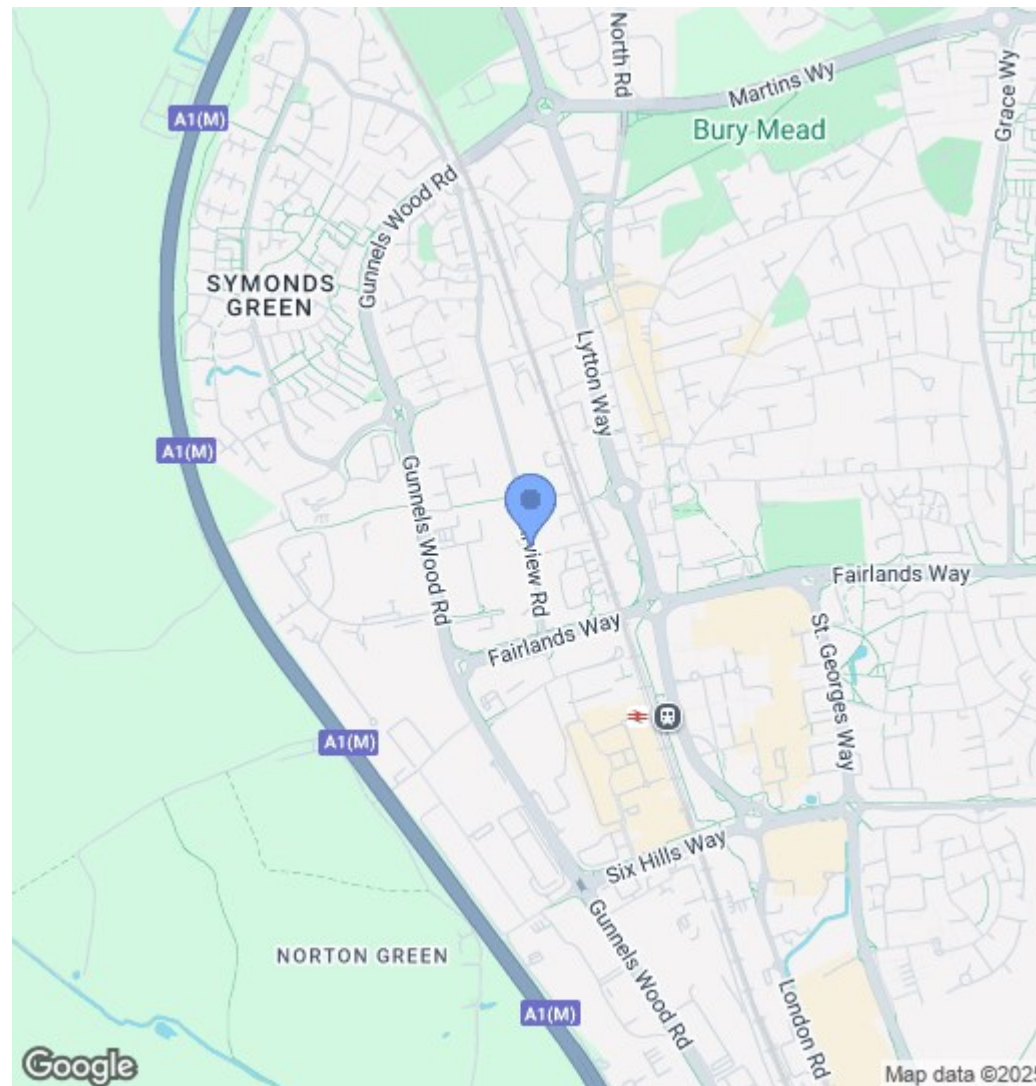
Total area: approx. 76.7 sq. metres (825.6 sq. feet)

| Energy Efficiency Rating                    |                            |                                                                                   |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                         |
| Very energy efficient - lower running costs |                            |                                                                                   |
| (92 plus) A                                 |                            |                                                                                   |
| (81-91) B                                   |                            |                                                                                   |
| (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<br>2002/91/EC |  |

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



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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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