



Anise Court, Admiral Drive
Stevenage | SG1 4GA

AGENT HYBRID

Price £230,000



We are delighted to present to the market this turnkey ready and spacious Two Bedroom First Floor Flat, situated within the popular Chrysalis Park area of Stevenage. A secure phone entry system provides access to the communal entrance lobby, with stairs rising to the first floor and the private entrance door to the flat. The accommodation briefly comprises: a generous Entrance Hall with access to both an airing cupboard and a useful storage cupboard, Two Well-Proportioned Bedrooms, and a modern Bathroom. At the heart of the home is a bright and spacious Open-Plan Lounge and Kitchen. The kitchen has been stylishly upgraded to include sleek white gloss units, integral appliances, striking concrete-effect worktops with matching splashbacks, and a breakfast bar, whilst the lounge enjoys Juliet balcony doors to the front aspect. Externally, the property benefits from a secure allocated parking space, accessed via a remote-controlled shutter to the residents' car park. Also available on a Shared Ownership basis at 40% share, this property makes an ideal first-time purchase or investment opportunity. Viewing is highly recommended to fully appreciate what's on offer.

DIMENSIONS

- Entrance Hallway
- Lounge/Kitchen 22'5 x 11'0
- Bedroom 1: 12'7 x 11'1
- Bedroom 2: 17'1 x 8'5 (max to max)
- Bathroom 7'1 x 6'6

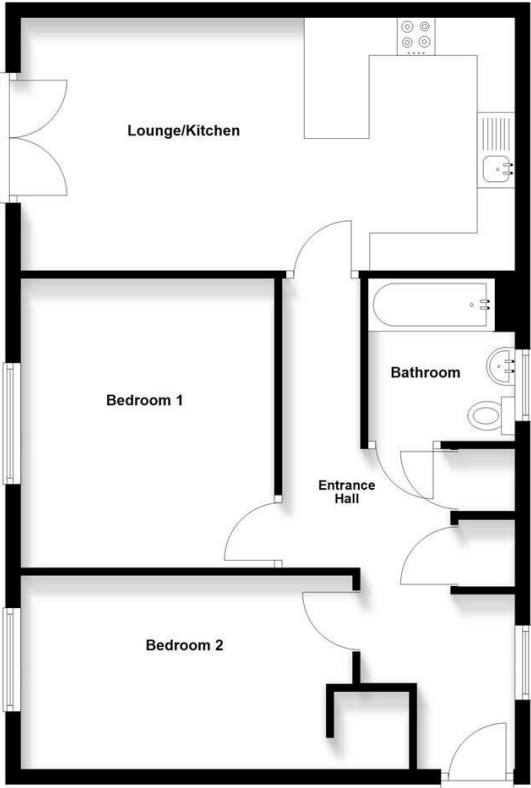
N.B.

- Approx. 110 years remaining on the lease.
- Approx. £158.52 pcm service charge (inc buildings insurance).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	74	
(55-68) D		

Third Floor

Approx. 65.1 sq. metres (700.7 sq. feet)



Total area: approx. 65.1 sq. metres (700.7 sq. feet)

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A details survey has not been carried out, not the service, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposed and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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