

## 13 Noble Court, Chrysalis Park, Stevenage, Herts, SG1 4RH

Peacefully positioned and very spacious two Bedroom top floor apartment with allocated parking, located in Chrysalis Park. Features include open plan kitchen, lounge and dining room, two double bedrooms, Ensuite to Master Bedroom and Family Bathroom, TWO JULIET BALCONIES and MAIN BALCONY from the Living Area, Viewing Highly Recommended. Available start of June.

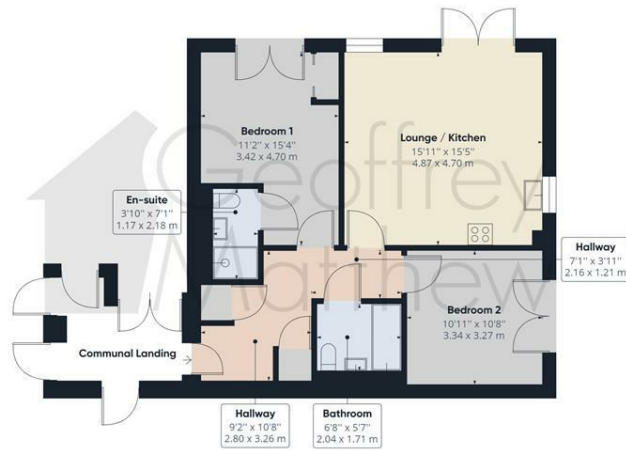
- Peacefully Positioned and Spacious Two Bedroom Apartment
- 218 Years Remaining on the Lease
- Allocated Parking
- Far Reaching Views located in Chrysalis Park
- Open Plan Kitchen/Lounge and Dining Room
- Two Double Bedrooms
- Ensuite to Master Bedroom and Family Bathroom
- Two Juliet Balconies and Main Balcony from Living Area
- Viewing Highly Recommended
- Available Mid -April 2022

£1,350 Per Calendar Month



Floor 0 Building 1

Approximate total area<sup>(1)</sup>  
 699.15 ft<sup>2</sup>  
 64.95 m<sup>2</sup>



Floor 3 Building 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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 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			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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