



Mulberry House, Park Place, Stevenage, SG1 1BH

** GUIDE PRICE £235,000-£250,000 ** THIS CHAIN FREE 2018 BUILT APARTMENT IS JUST A SHORT WALK FROM STEVENAGE MAINLINE STATION* Geoffrey Matthew Are Delighted To Be Able To Offer For Sale This Chain Free Forth Modern Apartment Which Is Conveniently Positioned In The Heart Of The Town Centre, Which Over The Yers Has Proven Very Popular With Those Who Commute, Meaning Easy Access To Both London & Cambridge, As well As Benefiting From Its Many Local Amenities Including The Town Centre Gardens. Internally The Property Offers Good Size Accommodation And Features An Open Plan Lounge/Kitchen, Modern Fitted Bathroom And Two Bedrooms, Whilst Also Benefiting From A 35ft Balcony For Those Who Desire Some Out Door Space. The Block Is Also Offers A Reliable Lift Service, Secure Entry System And A Daily Concierge Services. 120 year Lease.

Guide Price £235,000

Mulberry House, Park Place, Stevenage, SG1 1BH



- MODERN TWO BEDROOM APARTMENT
- SECURE ENTRY PHONE & LIFT SERVICE
- 35FT BALCONY/TERRACE
- CHAIN FREE
- FOURTH FLOOR
- OPEN PLAN LOUNGE & KITCHEN
- CONCIERGE SERVICE FOR RESIDENTS
- SHORT WALK TO MAINLINE STATION
- MODERN FITTED BATHROOM
- 120 YEAR LEASE

COMMUNAL ENTRANCE HALL AND LOBBY

The Block has a reliable lift service leading from the well kept Lobby to all floors, an entry phone system and the luxury of a concierge service.

ENTRANCE HALL

secure fire door leading to a welcoming entrance hall, with Oak effect luxury vinyl tiled flooring, a double width cupboard housing the hot water cylinder an array of storage shelving, plumbing for a washing machine, water softener and meters, entry phone.

OPEN PLAN LOUNGE & KITCHEN

14'6" x 19'9" (4.42m x 6.02m)

a generous open plan lounge and kitchen area with a continuation of the Oak effect luxury vinyl tiled flooring, a mix of inset and ceiling rose lighting, large privacy tinted window and door to balcony, a good selection of modern white gloss kitchen units with under unit lighting, roll edge work tops with an inset one and half owl stainless steel sink and drainer, integrated fridge freezer and slim line dishwasher, electric oven and halogen hob and chimney style cooker hood over.

BALCONY/TERRACE

35'5" x 3'9" (10.80m x 1.14m)

large paved balcony with access from lounge and also bedroom one.

BEDROOM ONE

10'x 12'3" (3.05m x 3.73m)

a double bedroom with a large privacy tinted window and door for access to the balcony area and a large wardrobe which will be part of the sale.

BEDROOM TWO

8'11" x 12'2" (2.72m x 3.71m)

used by the current owners as a dressing room, and will come with a superb selection of wardrobes, however without the wardrobes this makes a good size bedroom space, with a large privacy tinted window.

BATHROOM

fitted with a modern three piece white bathroom suite comprising of a panel surround bath with chrome mixer tap, fitted shower screen and a wall

mounted shower system with chrome fittings, a concealed cistern and counter sunk hand wash basin both set in a white vanity unit, matt black heated towel rail, non slip tiled flooring, partially tiled walls and inset lighting.

AGENTS NOTE

lease length 120 years

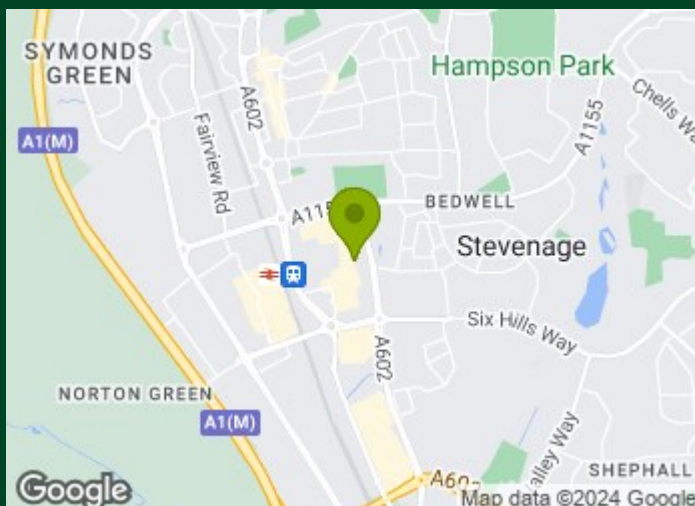
ground rent £290 PA

service charge £1,719.38 PA plus reserve fund

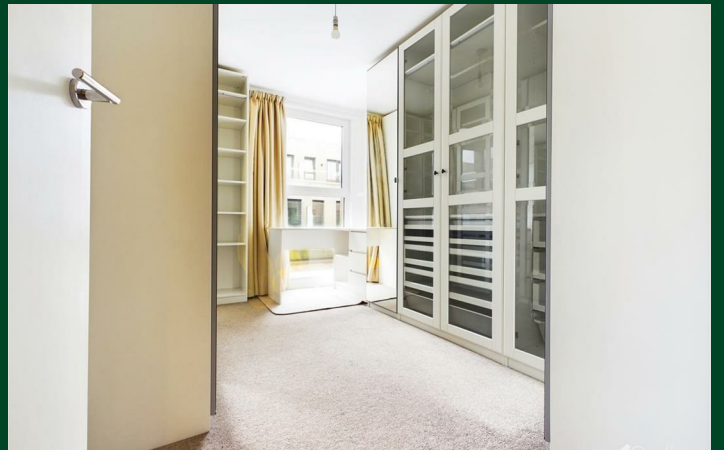
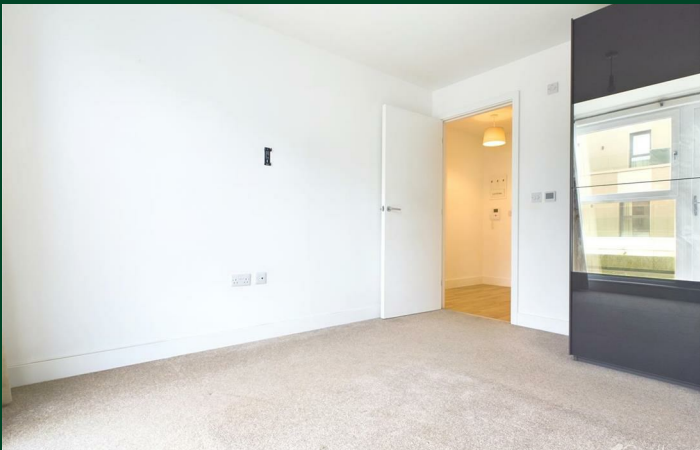
£144.89 (these for the last financial year and may alter for 2024

Check mate insurance cover

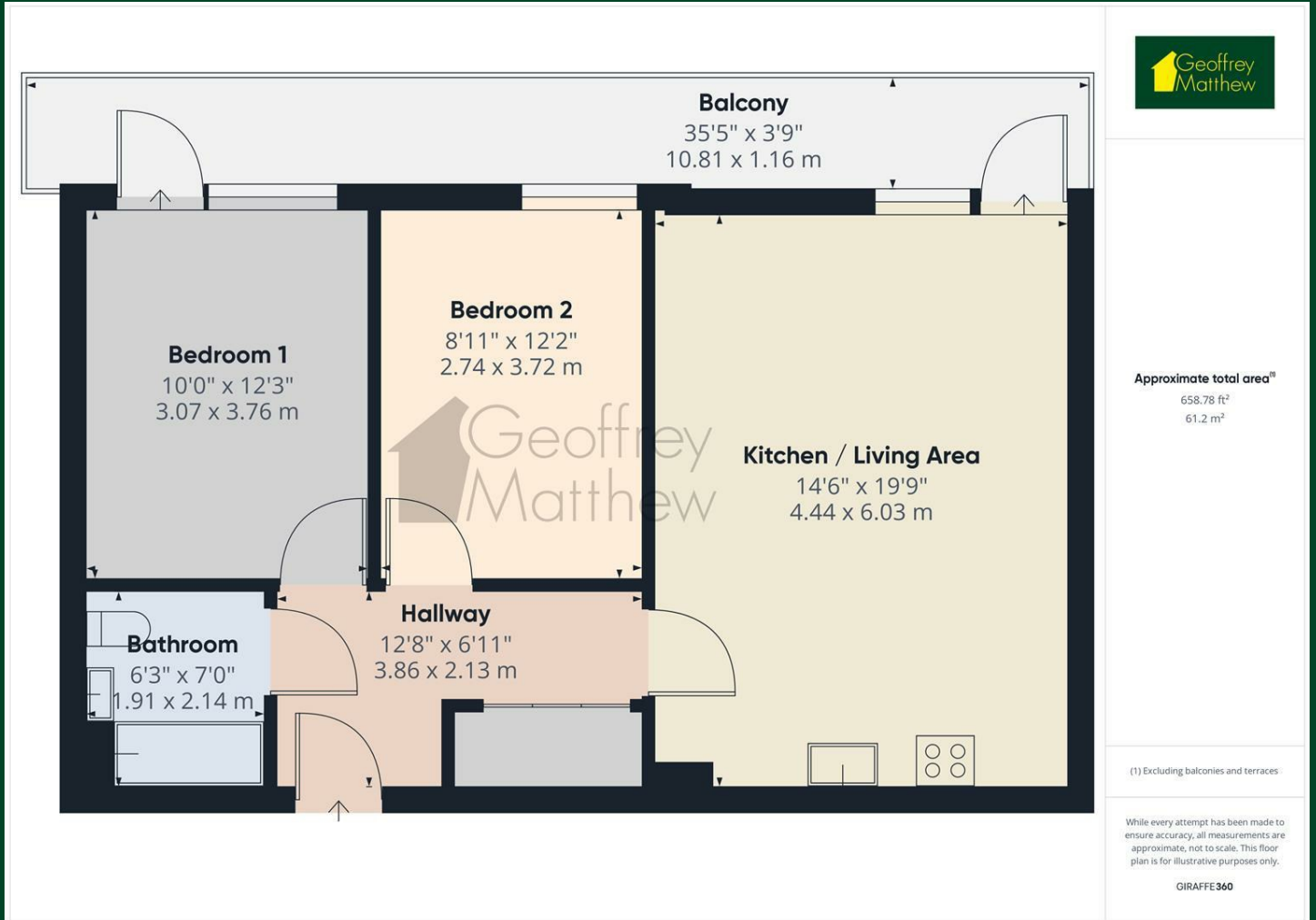
EWS1 form available



Directions



Floor Plan



Council Tax Details

Band

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