



Aylward Drive, SG2 8UY  
Stevenage





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# Aylward Drive, SG2 8UY

Kings Group are delighted to bring to market this TWO DOUBLE BEDROOM APARTMENT FOR SALE in a very sought after location.

Saxon House offers a new owner an abundance of benefits. Along with the property being well kept and very spacious internally, this first floor property is great for any first time buyer or an investor looking to extend their portfolio.

The property is comprised of a great size master bedroom, complimented with an En-suite, a great size second bedroom, a naturally bright lounge, the kitchen is practical with "U" shaped counter tops. The bathroom is a well proportioned great size bathroom. Additionally, the property is also complimented with an allocated parking spot.

For those who enjoy outdoor activities and green spaces, Stevenage boasts several parks and recreational areas. Fairlands Valley Park is a popular destination, offering expansive greenery, lakes, and walking trails ideal for picnics, leisurely strolls, or outdoor sports. Residents can also explore the picturesque countryside surrounding Stevenage, with scenic walking and cycling routes accessible from the town centre

This fantastic apartment offers links to Stevenage Railway Station (1.28 miles) and Knebworth Railway Station (2.25 miles). There is also an added advantage of being situated near some of the areas most popular schools such as Lonsdale School (0.14 miles), and Marriots School (0.14 miles).

For more information on the local amenities, please visit <https://www.kingsgroup.net/branches/hertford/> and explore our newly updated "local amenities" tab. This will be able to display local shops, schools, transport links and even more!

£224,995



- TWO BEDROOM APARTMENT
- ALLOCATED PARKING
- CHAIN FREE
- IDEAL BUY TO LET PURCHASE OR FIRST TIME BUY
- 1.28 MILES FROM STEVENAGE RAILWAY STATION

- LONG LEASE
- EN-SUITE TO MASTER BEDROOM
- INTERNALLY BRIGHT
- CLOSE PROXIMITY OF GREAT SCHOOLS
- COUNCIL TAX BAND C

**Entrance Hall 9'76 x 4'06 (2.74m x 1.37m)**

Carpeted flooring, Power points, Smoke alarm

**Lounge 14'03 x 12'10 (4.34m x 3.91m )**

Double glazed window at rear aspect, Single radiator, Carpeted flooring, Phone point, TV aerial point, Power points, Coved ceiling

**Kitchen 5'98 x 9'64 (1.52m x 2.74m)**

Lino flooring, Tiled splash backs, Integrated electric oven with electric hob, Chimney style extractor fan, Sink with drainer unit, Space for Fridge freezer, Plumbing for washing machine, Power points

**Bathroom 5'61 x 6'79 (1.52m x 1.83m)**

Heated towel rail, Tiled flooring, Extractor fan, Panel enclosed bath with shower attached, Pedestal wash basin, Low level WC, Tiled splash backs

**Bedroom One 15'33 x 11'05 (4.57m x 3.48m )**

Double glazed window at rear aspect, Single radiator, Carpeted flooring, Phone point, TV aerial point, Coved ceiling

**En-Suite 5'60 x 6'04 (1.52m x 1.93m)**

Heated towel rail, Tiled flooring, Extractor fan, Electric shower, Pedestal wash basin, Low level WC, Tiled splash backs

**Bedroom Two 11'06 x 8'39 (3.51m x 2.44m)**

Double glazed window at rear aspect, Single radiator, Carpeted flooring, Power points



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GROUND FLOOR  
57.6 sq.m. (620 sq.ft.) approx.

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



TOTAL FLOOR AREA : 57.6 sq.m. (620 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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