



PUTTERILLS

est. 1992

£1,300

Park Place

Stevenage, SG1 1AY

PROPERTY SUMMARY

This two-bedroom flat boasts an enviable second-floor position in the heart of Stevenage. Furnished with elegance, the property represents the pinnacle of contemporary urban living, perfect for professionals and small families alike.

Central Location: Just a stone's throw from the pulsating heart of Stevenage, the residence is ideally positioned for effortless access to Stevenage Station and the bustling town centre. A plethora of shops, fine dining options, and leisure facilities are mere moments away,

ensuring convenience is at your doorstep.

Stunning Views: Embrace outdoor living with a substantial wrap-around balcony offering serene views of the neighbouring park. Whether it's enjoying a morning coffee or entertaining guests, this space provides the perfect urban retreat.

Spacious Interiors: Discover a generously proportioned layout featuring a large double bedroom with direct balcony access, creating a tranquil haven for

relaxation. The additional bedroom offers versatility, ideal as a guest room or home office.

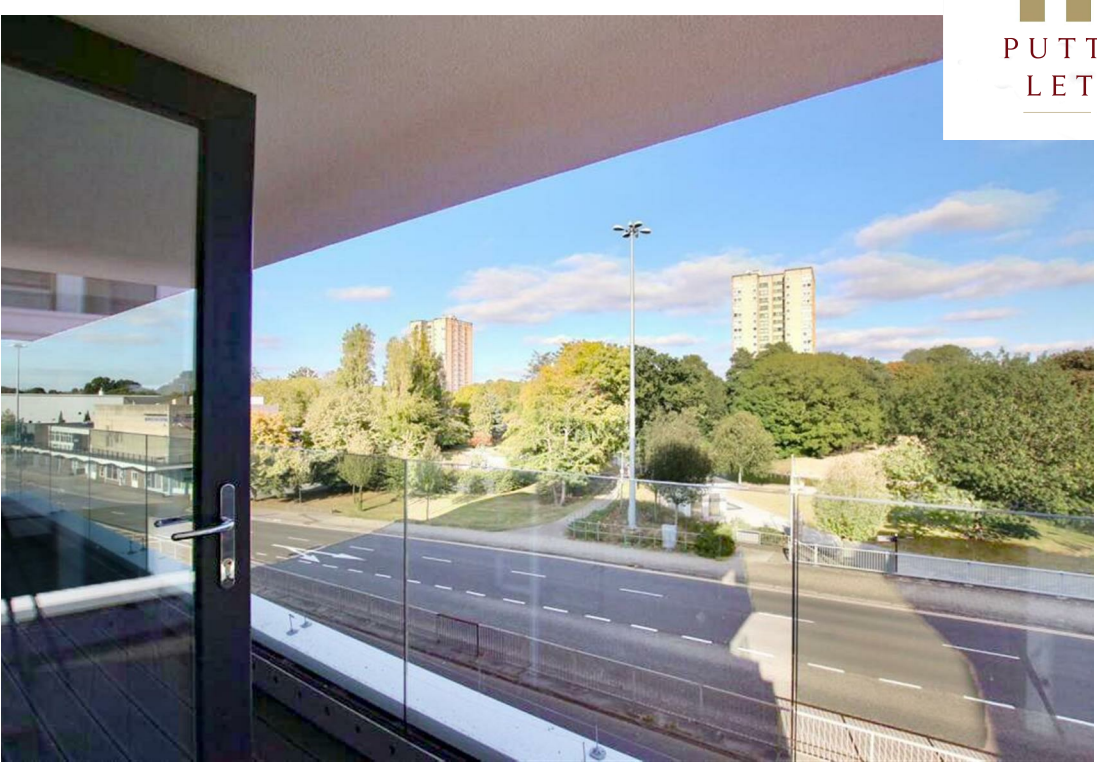
Modern Amenities: Benefit from a contemporary kitchen that seamlessly flows into a spacious lounge area, both enjoying balcony access. The property also includes a modern shower room, ensuring a comfortable and convenient living experience.

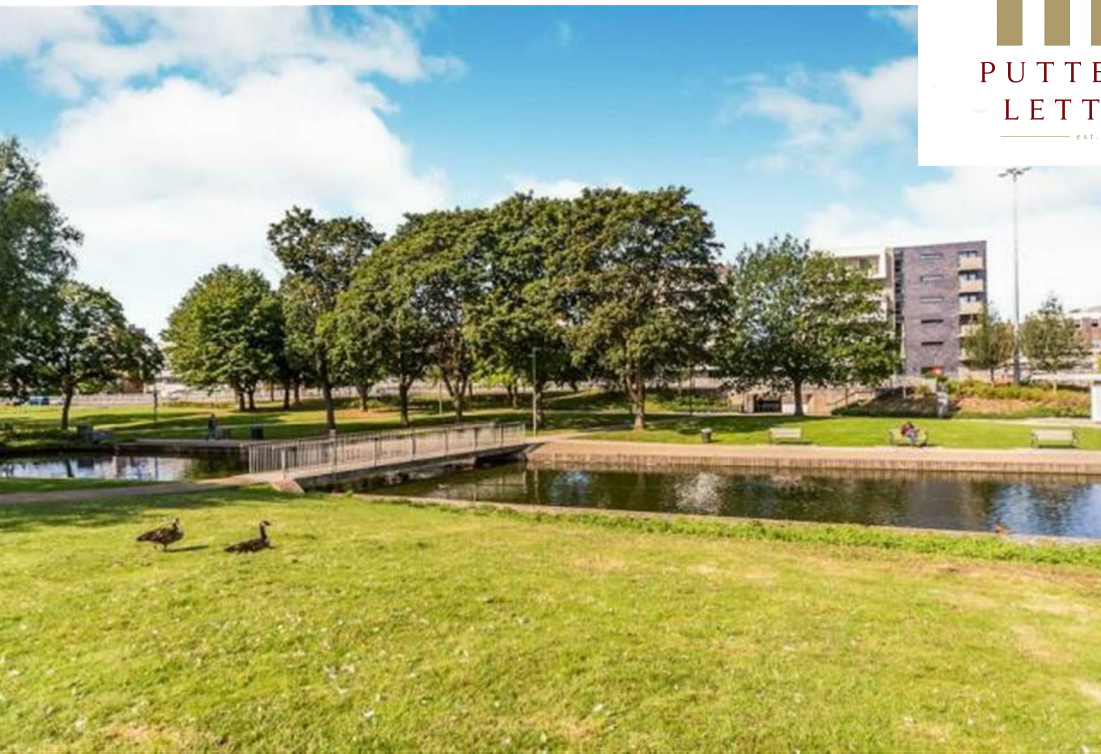
Added Conveniences: Enjoy the luxury of lift access, a concierge service, and the assurance of living in a recently developed

building. Please Note: Whilst this property does not offer dedicated parking, residents may seek a permit for the adjacent multi-storey car park through the council, ensuring parking solutions are readily available.

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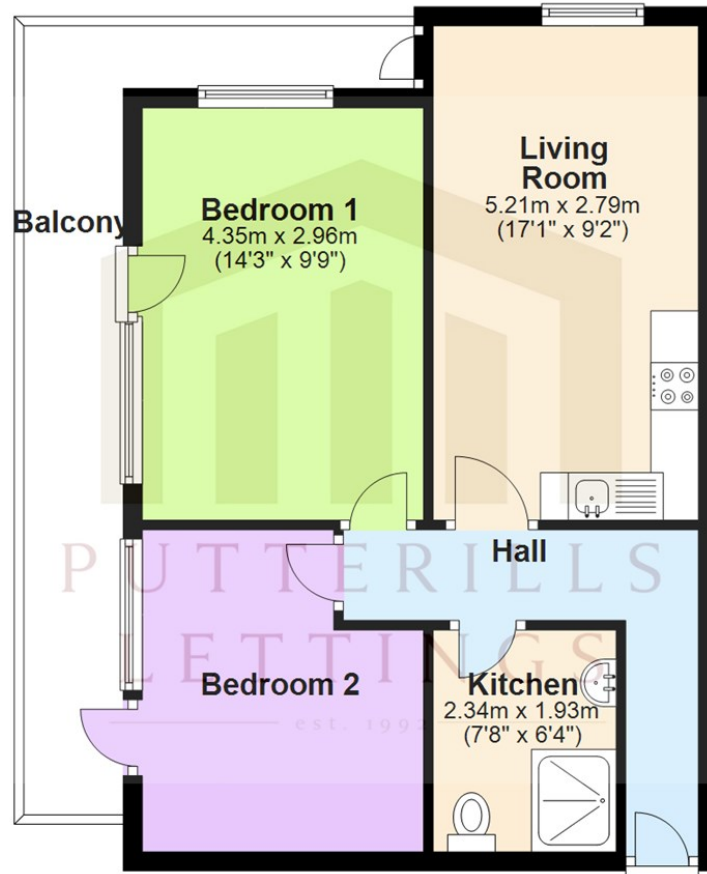






Ground Floor

Approx. 48.3 sq. metres (520.1 sq. feet)



Total area: approx. 48.3 sq. metres (520.1 sq. feet)

Approximate measurements not to scale for room identification purposes only
Plan produced using PlanUp.

LOCAL AUTHORITY

TENURE

COUNCIL TAX BAND

B

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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