



PUTTERILLS

est. 1992

**£1,450**

**Park Place**

Stevenage, SG1 1BH

# PROPERTY SUMMARY

This modern fourth-floor apartment is conveniently located in the heart of the town centre.

The property offers spacious accommodation with an open-plan lounge/kitchen, a modern fitted bathroom, and two bedrooms. It also features a 35ft balcony, providing outdoor space. The building has a lift service, a secure entry system, and a daily concierge service.

Communal Entrance Hall and Lobby: The building has an entry phone system and a concierge service.

Entrance Hall: A secure fire door leads to a welcoming entrance hall with oak-effect luxury vinyl tiled flooring. It includes a double-width cupboard housing the hot water cylinder, storage shelving, a washing machine, and a water softener.

Open Plan Lounge & Kitchen:

This generous open-plan area features oak-effect luxury vinyl tiled flooring, a mix of inset and ceiling rose lighting, large privacy-tinted windows and doors to the balcony, and modern white gloss kitchen units with under-unit lighting. The kitchen is equipped with integrated appliances, including a fridge freezer, slimline dishwasher, electric oven, and microwave.

Balcony/Terrace: A large paved

balcony with access from the lounge and the main bedroom.

Bedroom One: A double bedroom with a large privacy-tinted window and door providing access to the balcony area. It also includes a large wardrobe.

Bedroom Two: Another spacious bedroom fitted with a good range of wardrobes this room would be ideal as a dressing room/ study.

These apartment has proven to be very popular with commuters due to its easy access to both London and Cambridge, as well as its proximity to local amenities, including the town center gardens.

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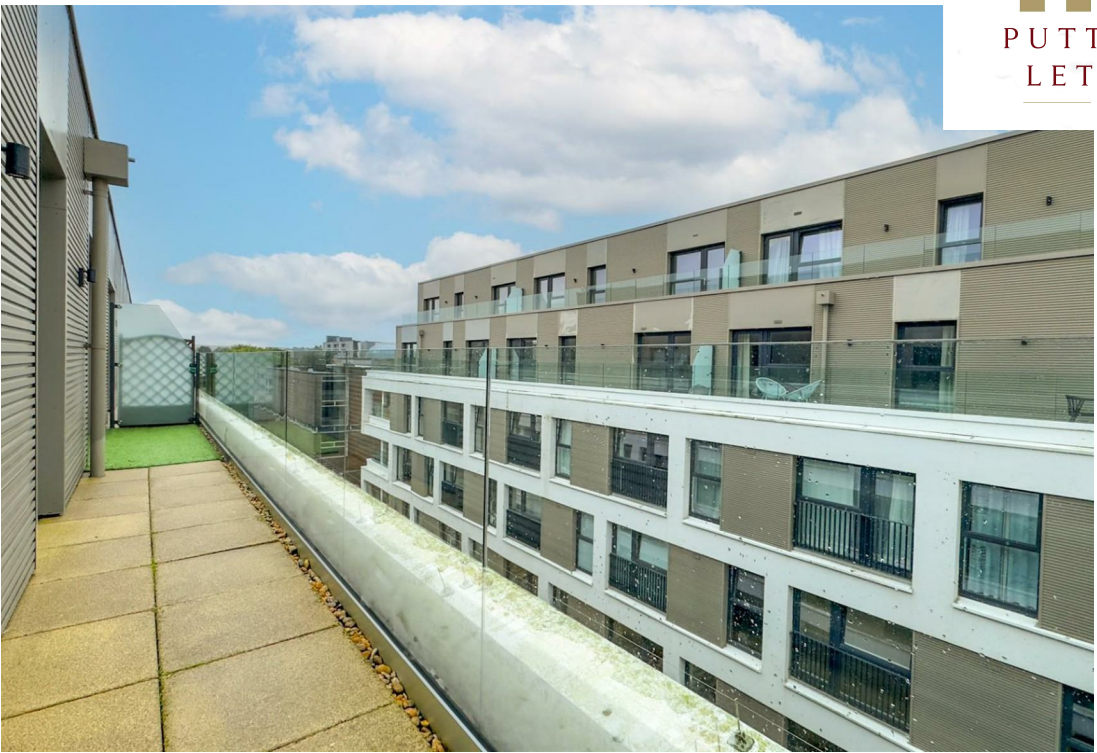


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## Ground Floor

Approx. 62.9 sq. metres (676.6 sq. feet)



Total area: approx. 62.9 sq. metres (676.6 sq. feet)

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

## LOCAL AUTHORITY

## TENURE

## COUNCIL TAX BAND

C

## VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		75	75
(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	

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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