



**Crambus Court Admiral Drive, Stevenage SG1 4GN**

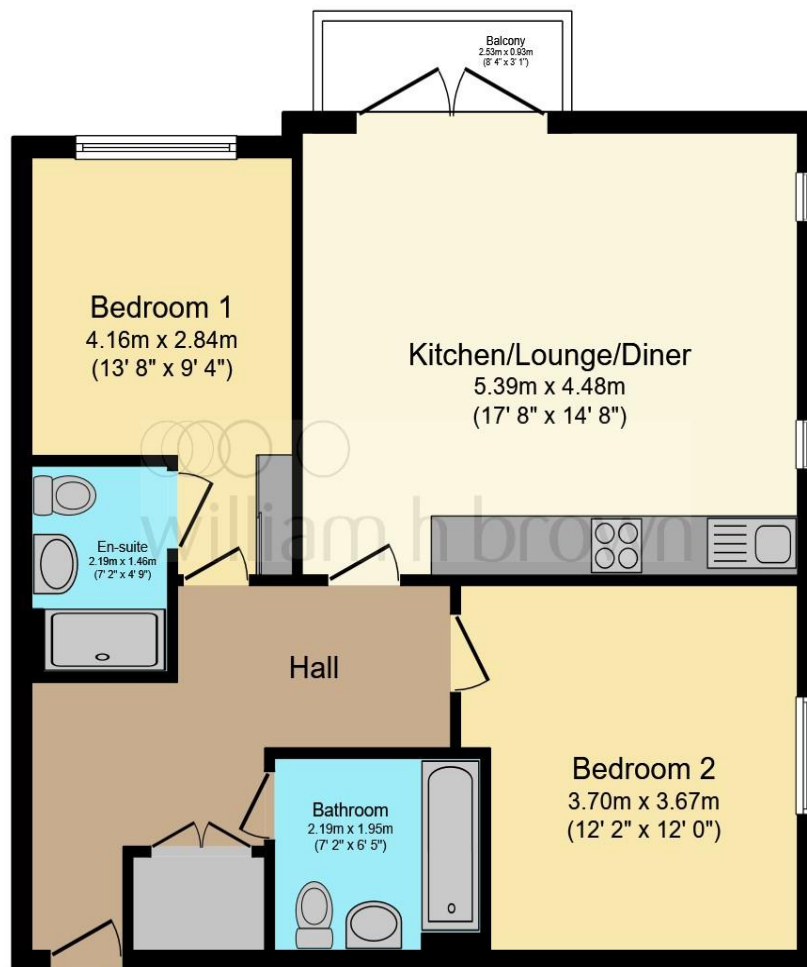


**welcome to**

**Crambus Court Admiral Drive, Stevenage**

Set within the sought after Chrysalis Park development, this immaculately presented 2-bedroom apartment boasts an en suite, balcony, allocated parking and spanning just shy of 750sqft. Perfect for first time purchasers and investors alike!





## Entrance Hall

## Kitchen/ Lounge

17' 8" x 14' 8" ( 5.38m x 4.47m )

## Balcony

8' 4" x 3' 1" ( 2.54m x 0.94m )

## Bedroom 1

13' 8" x 9' 4" ( 4.17m x 2.84m )

## En Suite

7' 2" x 4' 9" ( 2.18m x 1.45m )

## Bedroom 2

12' 2" x 12' ( 3.71m x 3.66m )

## Bathroom

7' 2" x 6' 5" ( 2.18m x 1.96m )

## Allocated Parking

Total floor area 68.2 sq.m. (734 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## **Crambus Court Admiral Drive, Stevenage**

- Allocated Parking
- Balcony
- En Suite To Master
- Top Floor Apartment
- Secure Post & Entrance System

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 809.70

Ground Rent: 350.00

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£230,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/SVG102557](http://williamhbrown.co.uk/Property/SVG102557)



Property Ref:  
SVG102557 - 0006

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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