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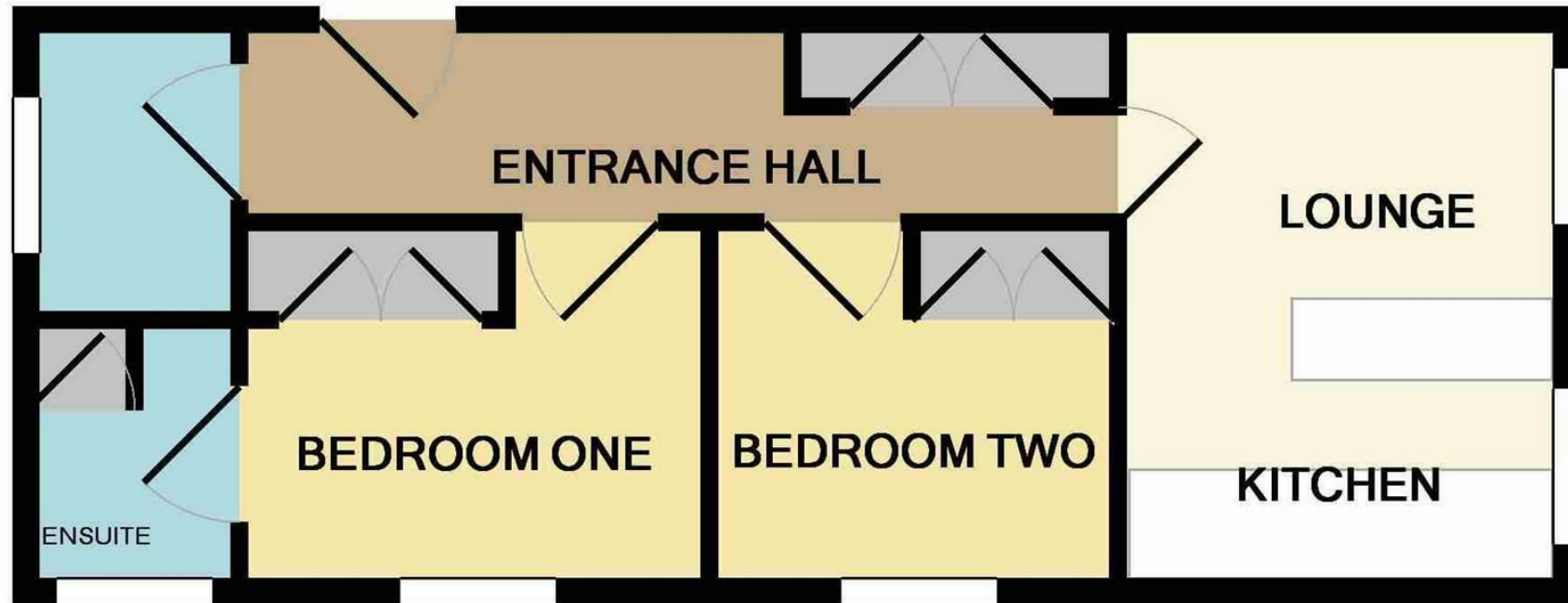
Apt 2, 126 High Street, Stevenage, SG1 3DW

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Offers In Excess Of £235,000

A Contemporary Two Bedroom First Floor Apartment Located On The Old Town High Street - Private Gated Access, En-Suite To Master Bedroom, Double Bedrooms, Handy Location Within Walking Distance To The Mainline Train Station Perfect For The LONDON COMMUTE. Offered CHAIN FREE.

Stevenage Sales 53 High Street, Stevenage, Hertfordshire SG1 3AQ | 01438 313 393
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Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C	74	74	(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

COMMUNAL ENTRANCE

Stairs leading to first floor.

ENTRANCE HALL

Video entry phone, radiator, central heating thermostat, double coat cupboard, doors to:

LOUNGE/KITCHEN

20'1" x 11'7" (20'1" x 11'7")
Lounge area -Two double glazed sash windows, wooden effect laminate flooring, wall lights, TV and telephone points and radiator.

Kitchen area - A range of wall and base mounted units complemented by granite effect high gloss rolled edge work surfaces, fitted oven with a four-ring gas hob with extractor over, integrated washing machine and fridge/freezer, one and half bowl sink unit with chrome mixer tap, complementary grey ceramic tiled surrounds, breakfast bar peninsula dividing the kitchen from the lounge area. Under unit lighting.

BEDROOM ONE

14'5" x 8'11"
Double glazed sash window, double wardrobe, TV point, door to en suite.

EN-SUITE

Fitted with a white three piece suite comprising of wash hand basin with chrome mixer tap, slim line low level WC, chrome heated towel rail, walk-in shower, shaver point, down lights, extractor fan, storage cupboard housing wall mounted boiler, tiled floor, tiled walls and double glazed window.

BEDROOM TWO

14'5" x 8'8"
Double glazed window, double wardrobe, radiator.

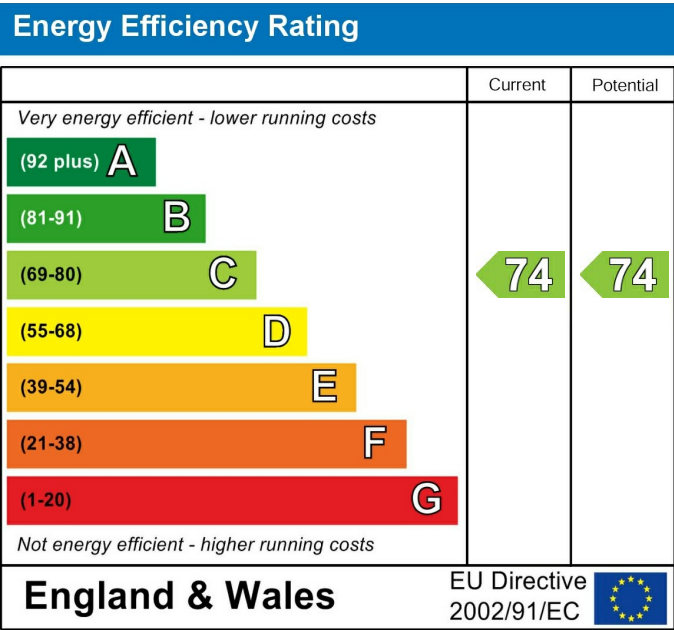
BATHROOM

Fitted with a modern white three piece suite comprising

a tiled panelled bath with chrome bath mounted mixer tap, separate shower over with shower screen, low level WC, wash hand basin with mixer tap, heated towel rail, tiled floor and walls with inset mirror and light with shaver point, double glazed Velux window with fitted blind.

LEASE DETAILS

The vendor advises:
125yrs from 2007
Ground Rent - Peppercorn basis
Service Charges - (Ad hoc charges) with neighbour managing the stairwell and lighting approx £50 per annum.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, iVEstates would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of iVEstates estate agents.







