

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Newhaven, Drakes Drive

Stevenage, SG2 0EY

Guide Price £225,000



Council Tax: C



A larger than average two bedroom first floor apartment - lift service to all floors, open plan kitchen/living area, good sized bedrooms, allocated parking, en-suite to bedroom one, well presented throughout. Close local shops and schools.

Tenure: Leasehold



#### Communal Entrance

Secure main door with entry system, stairs and lift leading up to the first floor.

#### First Floor

##### Entrance Hall

Built in airing cupboard with plumbing, space for washing machine. Wood effect flooring, ceiling spot lighting, electric heater, wall mounted entry phone.

##### Open Plan Kitchen/Living Area

17'6" x 16'8" (5.33m x 5.08m )

Tv point, electric heater, wood effect flooring, double glazed large windows, full range of fitted eye and base level units with work surfaces over, built in electric oven and hob with hood over, floor space for fridge/freezer, sink and drainer unit with mixer tap, partly tiled walls, double glazed windows.

##### Main Bedroom

7'6" x 17'3" (2.29m x 5.26m )

Electric heater, double glazed window, space for vanity unit or desk.

##### En-Suite

Modern suite comprising of w/c, wash hand basin, walk in tiled shower, tiled flooring, heated towel rail, partly tiled walls, ceiling spot lights and extractor fan.

##### Bedroom Two

10'6" x 6'6" (3.20m x 1.98m )

Electric heater, double glazed window, ample space for wardrobes.

#### Bathroom

9'3" x 5'7" (2.82m x 1.70m )

The suite comprises low level w/c, wash hand basin and panelled bath with screen and shower over. Tiled splashbacks. Spotlights. Glazed window to side aspect.

#### Outside

##### Communal Gardens

Well kept communal garden space, Bike storage, Recycling, Bin Store.

##### Allocated Parking

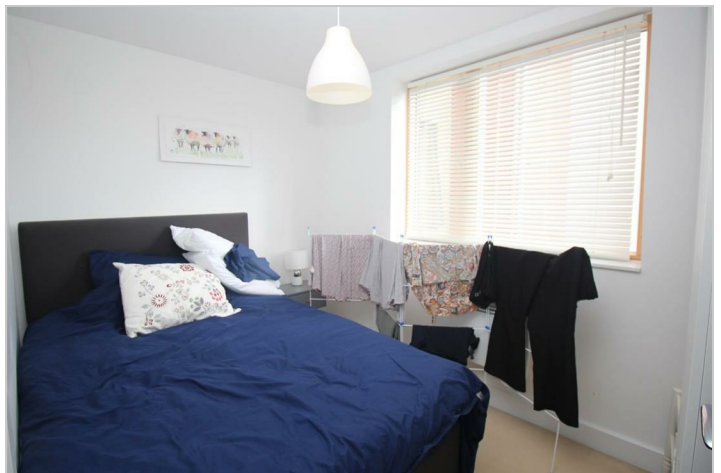
Allocated parking space and visitor bays.

##### Lease Details

Length - 125 years from and including 1 July 2014 to and including 30 June 2139

Service charges - £1,326pa

Ground rent - £250pa



## Road Map



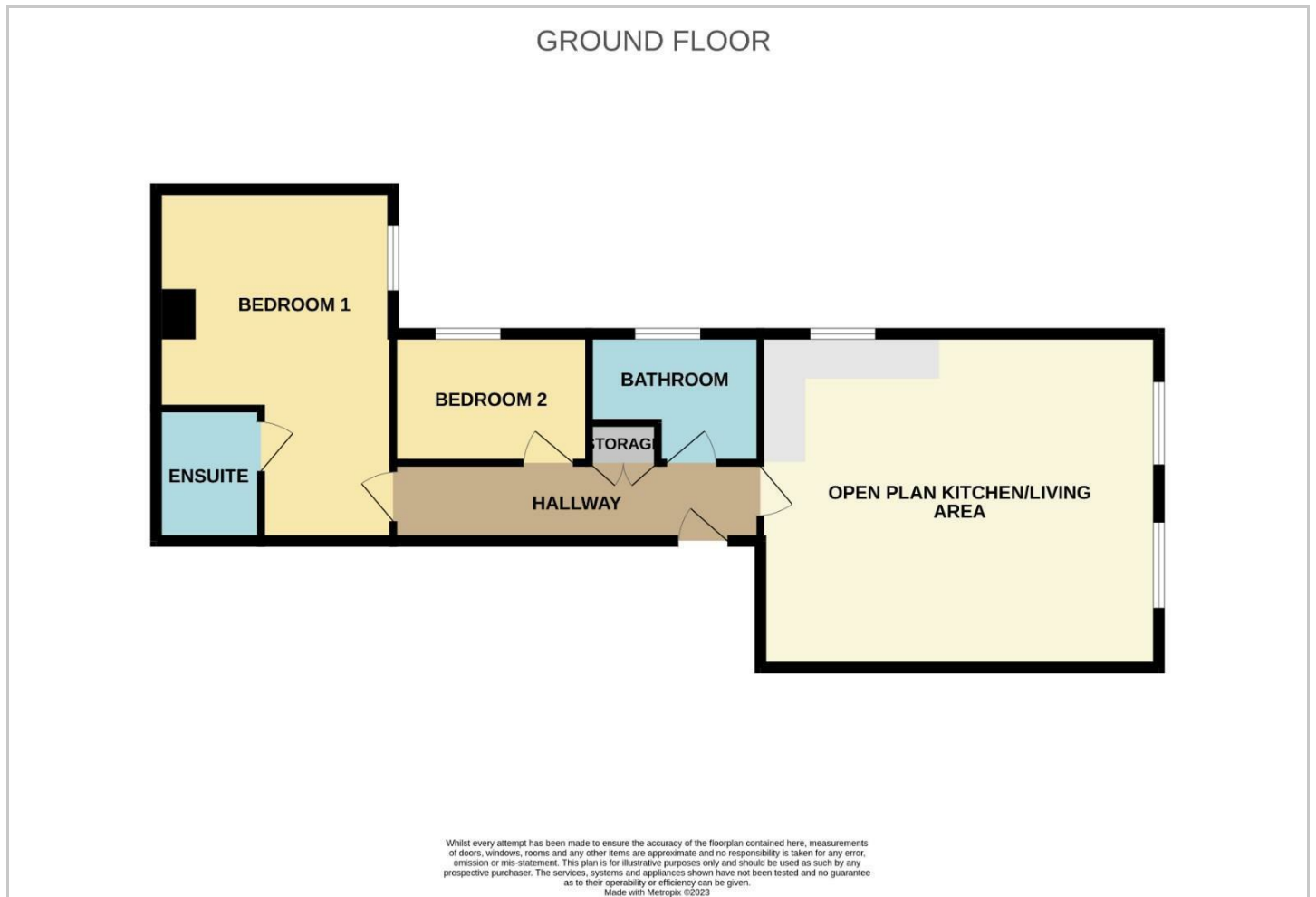
## Hybrid Map



## Terrain Map



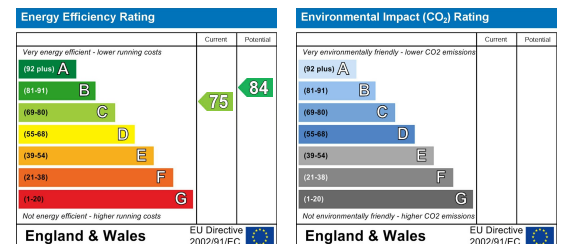
## Floor Plan



## Viewing

Please contact our Hunters Stevenage Office on 01438 313393 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters 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 Hunters estate agents.