

# HUNTERS®

HERE TO GET *you* THERE



## 147 Monument Court

Stevenage, SG1 3AE

Guide Price £250,000



Council Tax: C



Two double bedroom apartment is set on the third floor of a well maintained block located close to the amenities of both the New and Old Town of Stevenage and within a short walk to Stevenage's TRAIN STATION. Accommodation comprises Entrance Hallway, Two double bedrooms, Ensuite Bathroom and separate Shower Room, Open Plan Kitchen/Lounge with leading to a private Balcony. The property also benefits from a private allocated parking space in the secure underground car park, is being sold CHAIN FREE.



### Lobby Area

Communal entrance. Lift and stairs access to all floors. Letter box area.

### Third Floor

#### Entrance Hallway

Hard wood front door leading into the hallway with laminate flooring, airing cupboard.

#### Lounge / Diner

18'8" x 11'9" (5.69m x 3.58m )

Continuation of laminate flooring, sliding door leading to private balcony, spotlights and radiator.

#### Balcony

Private Balcony facing courtyard.

#### Kitchen

11'2" x 7'3" (3.40m x 2.21m )

Fitted with a range of matching eye and base level units with roll edge work surface, stainless steel one and a half bowl sink unit, integrated fridge/freezer, washing machine, cooker and hob with extractor over. Tiled splashbacks. Spotlights.

#### Bedroom One

13'3" x 9'0" (4.04m x 2.74m )

Double wardrobe, Double glazed window, Radiator, Door leading to ensuite.

#### EnSuite

The suite comprises of a low level w/c, wash hand basin and walk in shower cubical. Fitted vanity area with full length mirror and heated towel rail.

#### Bedroom Two

7'9" x 13'8" (2.36m x 4.17m )

Double glazed window, radiator.

### Bathroom

7'3" x 4'4" (2.21m x 1.32m )

The suite comprises of a low level w/c, wash hand basin, panelled bath with shower over. Fitted vanity area with full length mirror, heated towel rail.

### Outside

#### Communal Areas

Communal courtyard with benches and plant boxes.

#### Parking

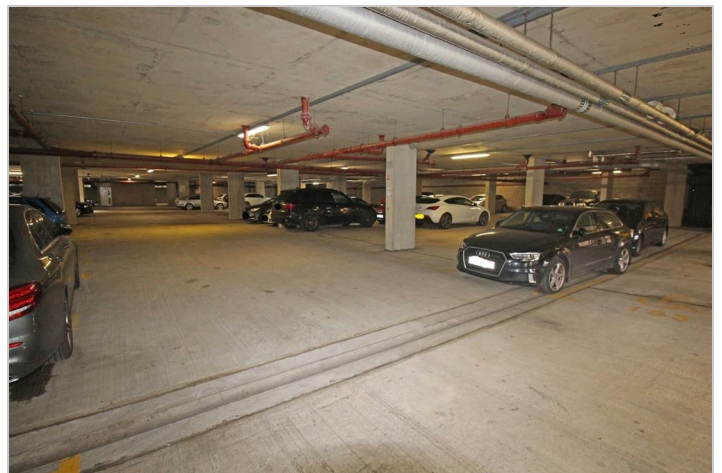
One allocated space in the secured underground car park.

#### Lease Details

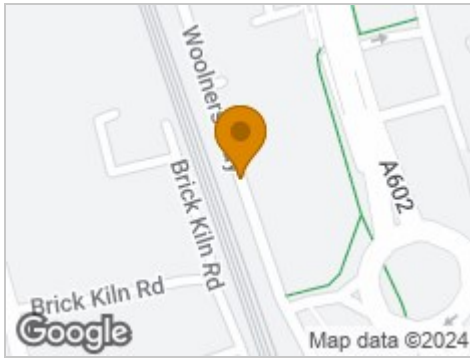
Lease length: 125 years from 2007

Service charges: £1,924.26 pa

Ground Rent: £250 pa



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### GROUND FLOOR

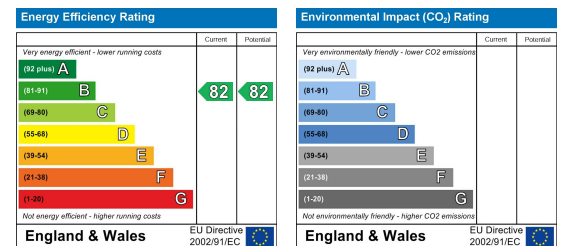


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The windows, systems and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given. Made with Metreplan ©2023

## 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.