

HUNTERS[®]

HERE TO GET *you* THERE



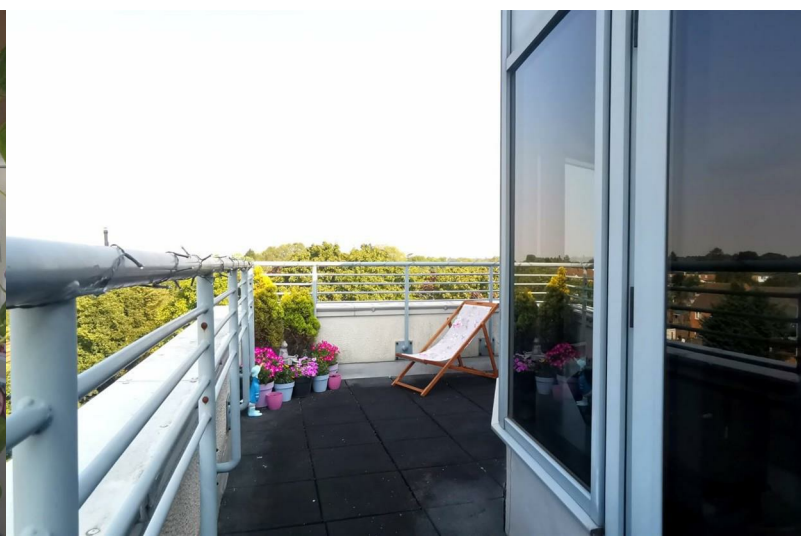
154 Monument Court, Woolners

Stevenage, SG1 3AE

Guide Price £180,000



Council Tax: B



Tenure: Leasehold

Located in a modern development, centrally positioned for all amenities including mainline railway station serving London Kings Cross. The property benefits from a double bedroom, bathroom, open plan kitchen/ lounge. and stunning wrap around balcony and entertaining area. NO ONWARD CHAIN.
AVAILABLE TO PURCHASE AS A 40% SHARE OR 100% OWNERSHIP VIA CLARION HOUSING.



Hallway

Boiler cupboard. Entry system.

Lounge/Kitchen

23'2 x 11'2 (7.06m x 3.40m)

Lounge - Window to front and side. Radiator. Door to hallway.

Kitchen - Wall and base units with worktops over. Oven and hob, extractor over. Space for washing machine and fridge/freezer.

Bedroom

13'11 x 8'9 (4.24m x 2.67m)

Radiator. Window to side.

Bathroom

White suite. Low level W.C. Wash hand basin. Bath with shower over. Tiled splashbacks. Spotlights. Radiator.

Lease Details

We have been advised by our client:

Lease length: 125yrs from 1st Jan 2007 (109yrs remaining)

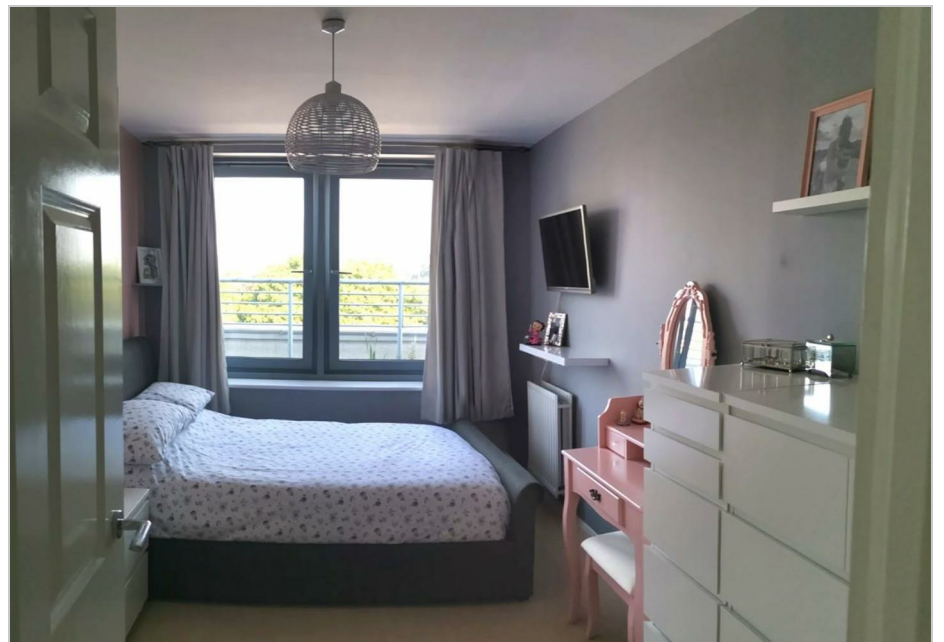
Service Charges: £306.39pcm (gas, electric & water rates included as well as buildings insurance)

Ground Rent: £250pa

Sales Details

RICS full market value: £180,000

40% Shared Ownership percentage as part buy part rent: £72,000 / Rent: £296.12pcm



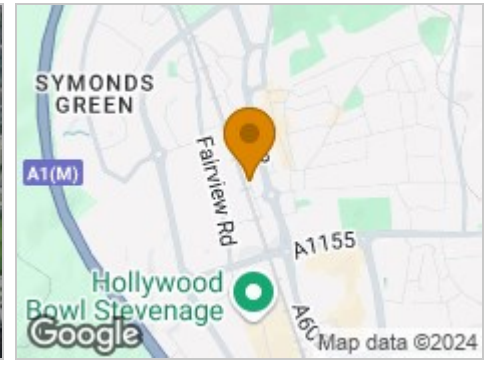
Road Map



Hybrid Map

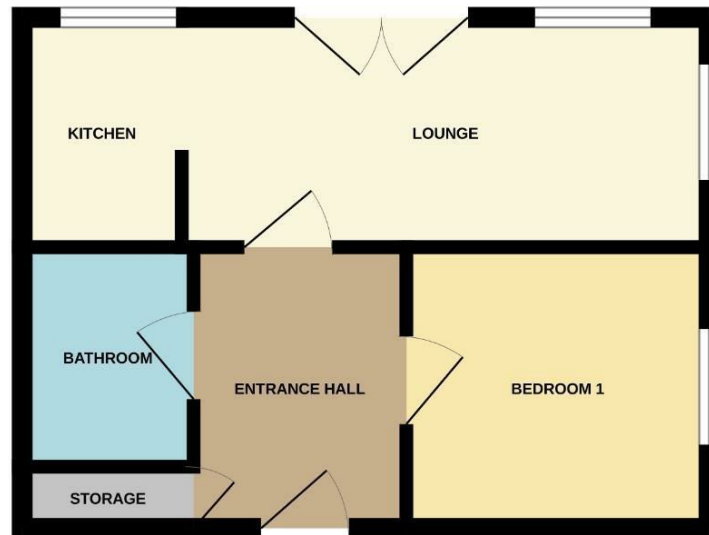


Terrain Map



Floor Plan

GROUND FLOOR

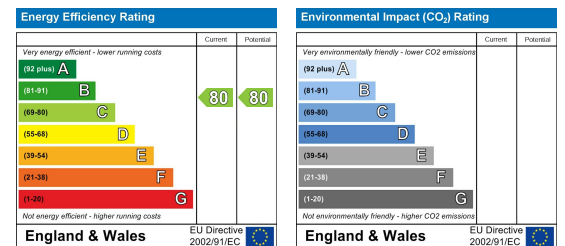


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The windows, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with: floorplanner ©2024

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.