

HUNTERS[®]

HERE TO GET *you* THERE



17 Monument Court, Woolners Way

Stevenage, SG1 3AD

Guide Price £240,000



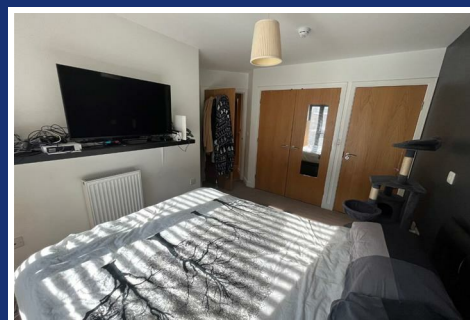
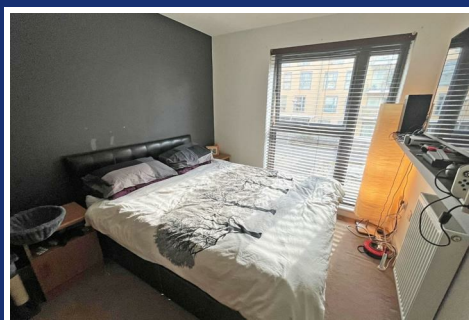
Council Tax: C



Welcome to this charming apartment located in the heart of Woolners Way, Stevenage. This delightful property boasts a spacious open plan kitchen/reception room, perfect for entertaining guests or simply relaxing after a long day. With two bedrooms and two modern bathrooms, including an en-suite, this apartment offers comfort and convenience.

Built in 2010, this apartment is in good condition and is chain-free, making it an ideal choice for those looking to move in hassle-free as a first time purchase or investment opportunity. The property features allocated secured underground parking. Additionally, the private balcony provides a lovely outdoor space to enjoy a morning coffee or unwind in the evening.

Conveniently situated within walking distance to Old Town High Street and the mainline train station, perfect for the London commute. This apartment offers easy access to a variety of amenities and excellent transport links. Whether you're looking to explore the local shops and cafes or commute to work, this location caters to all your needs. Don't miss out on the opportunity to make this apartment your new home. Contact us today to arrange a viewing.



Ground Floor Lobby Area

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

First 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 the inner courtyard area.

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 worktop 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

12'7" x 12'1" (3.84m x 3.68m)

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

En Suite

9'7" x 5'1" (2.92m x 1.55m)

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

Bedroom Two

7'9 x 11'9" (2.36m x 3.58m)

Double glazed window, radiator

Bathroom

7'3" x 5'5" (2.21m x 1.65m)

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. Communal bin storage.

Parking

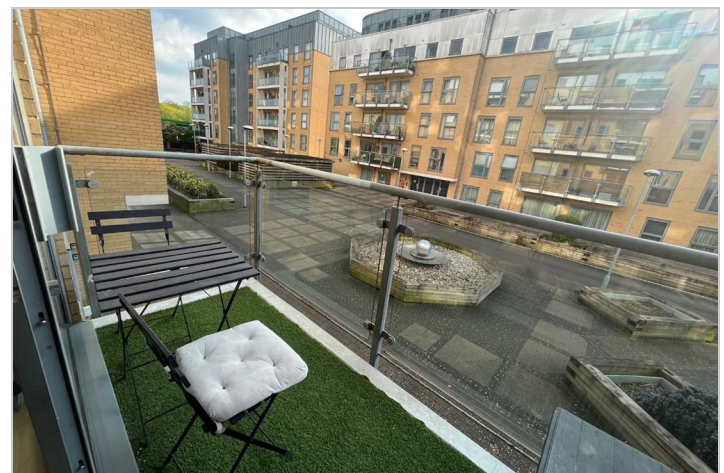
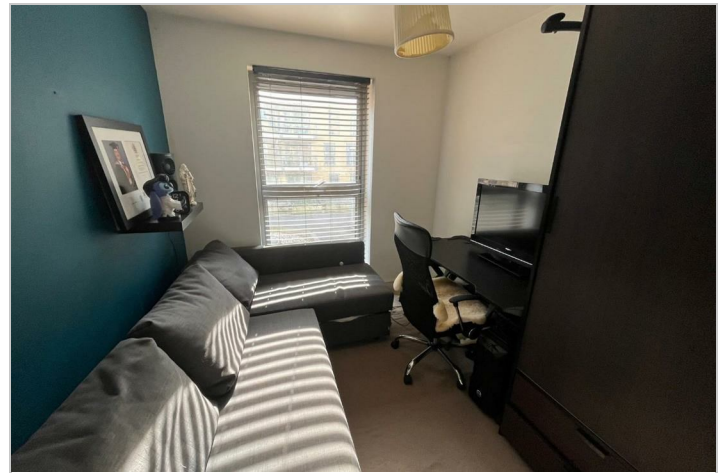
One allocated space in the secured underground car park.

Lease Details

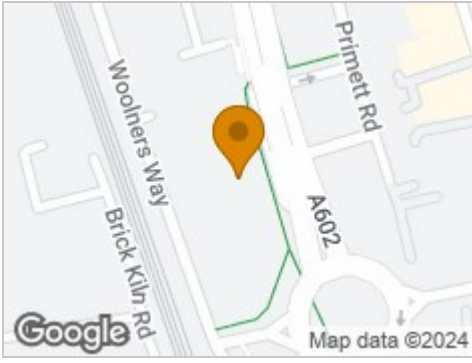
125 years from 1 Jan 2007

Service charges: £1,924pa (approx)

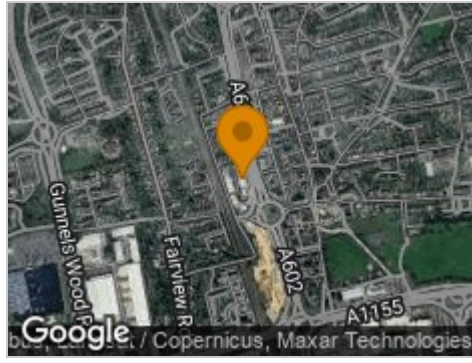
Ground Rent: £250pa



Road Map



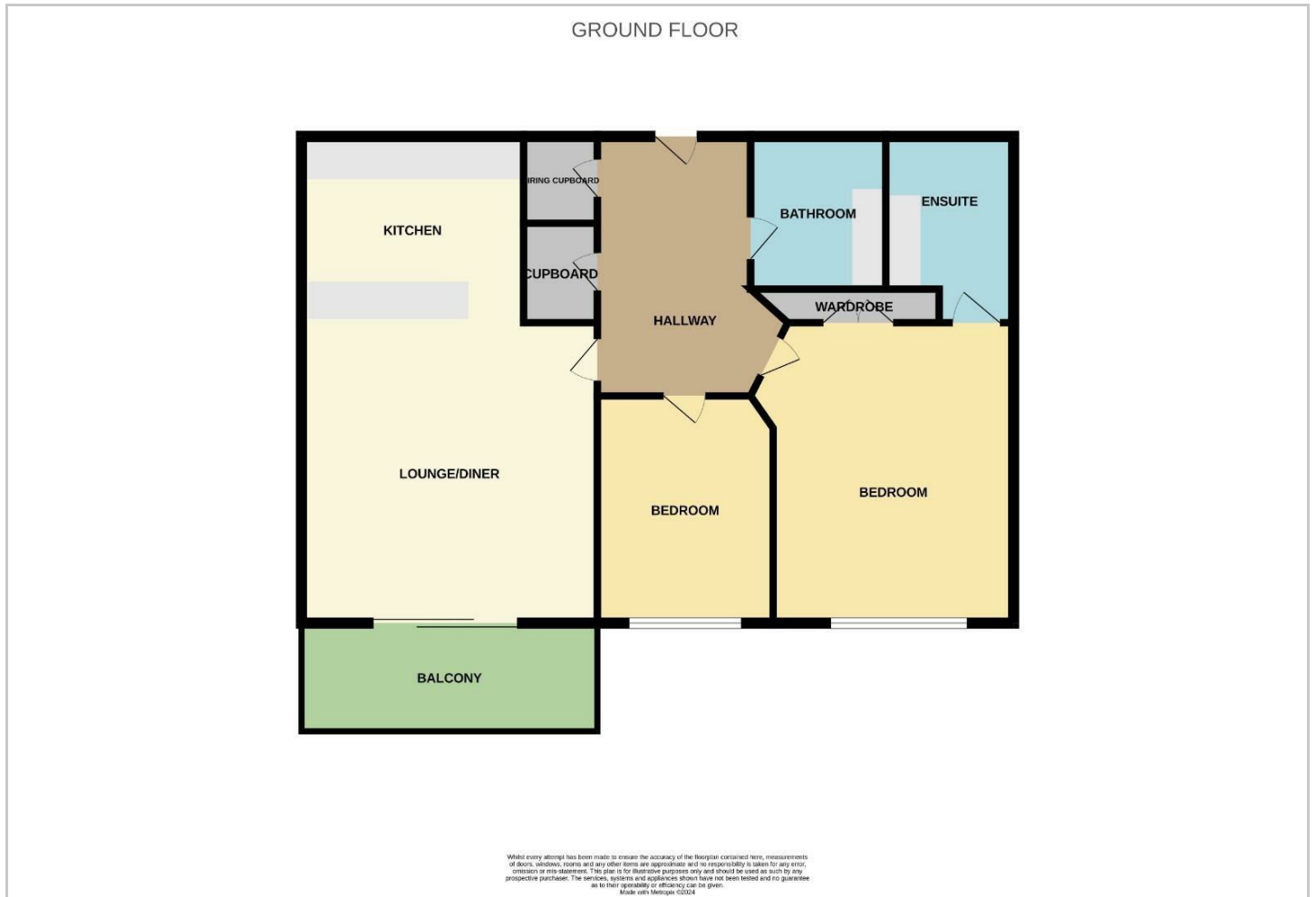
Hybrid Map



Terrain Map



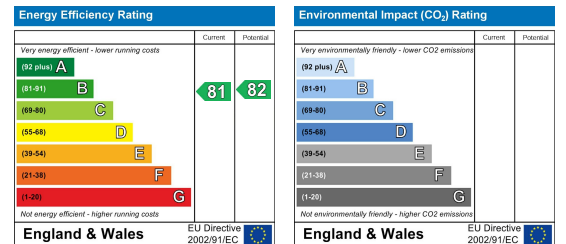
Floor Plan



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.