

HUNTERS[®]

HERE TO GET *you* THERE



24 Townsend Mews

Stevenage, SG1 3AT

Guide Price £265,000



Council Tax: C



Tenure: Leasehold

Welcome to Townsend Mews situated in the heart of the Old Town High Street. This delightful ground floor apartment boasts a newly decorated interior, offering a fresh and modern living space.

Upon entering, you are greeted by a open plan reception room, perfect for relaxing or entertaining guests. The property features two comfortable bedrooms, ideal for a small family or those in need of a guest room or home office. With the convenience of two bathrooms, including an en-suite in the main bedroom, morning routines will be a breeze for everyone. The allocated parking space ensures that you will always have a spot waiting for you after a long day. Walking distance to the mainline train station perfect for the London commute. This apartment provides a hassle-free buying opportunity as it is offered chain free. Whether you're a first-time buyer, downsizing, or looking for an investment property, this apartment ticks all the boxes.



Ground Floor

Communal Entrance

Main communal door leads into hallways. Post box collection to the front aspect. Security entry system.

Hallway

Hardwood front door leads into property. Wall mounted heater. Airing cupboard. Storage cupboard. Telephone entry system.

Lounge

12'2 x 14'1 (3.71m x 4.29m)

French doors to front aspect. Wall mounted heater. Open plan to:

Kitchen

6'7 x 8'5 (2.01m x 2.57m)

Matching eye level & base units with roll edge work surfaces over. Stainless steel single drainer sink unit. Integral oven & hob with stainless steel extractor hood over. Integral washing machine and fridge freezer. Spotlights and under unit lighting.

Bathroom

5'5 x 7'6 (1.65m x 2.29m)

Double glazed frosted window to front aspect. Heated towel rail. Vanity sink unit, low level W/C. Panelled bath with attachment over. Spotlights. Extractor fan.

Bedroom 1

12'4 x 8'9 (3.76m x 2.67m)

UPVC double glazed window to front aspect. Wall mounted heater. Telephone point.

En Suite

4'9 x 9'4 (1.45m x 2.84m)

UPVC double glazed frosted window to front aspect. Heated towel rail. Low level W/C, hand basin and shower cubicle. Spotlights.

Bedroom 2

18'6 x 9'0 (5.64m x 2.74m)

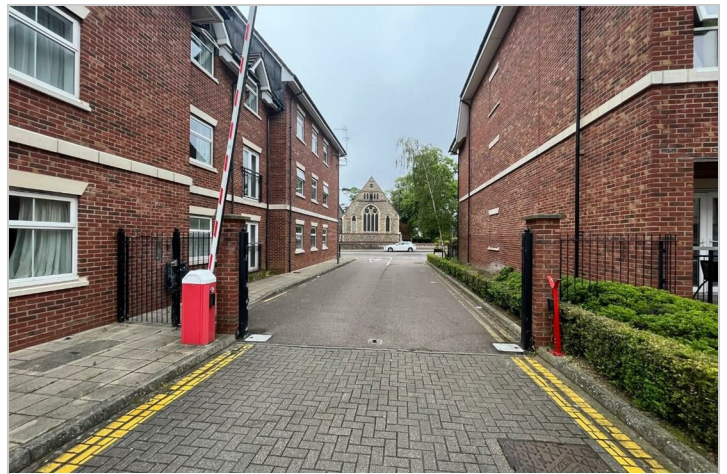
UPVC double glazed window to front aspect. Wall mounted heater.

Lease Details

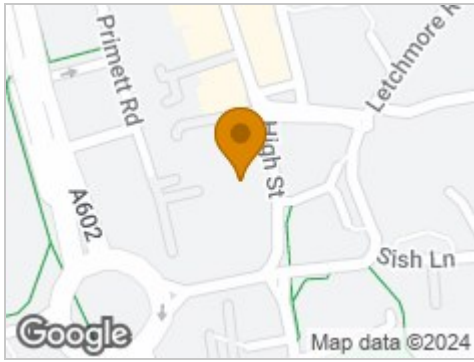
The apartment is held on a 125 year Lease from 14th March 2010 so 111 years remain unexpired. The annual service charge is currently £2,911 (which has been paid up to date). Historically the annual service was between £1,500 and £1,600. The recent increase was to cover some exceptional costs arising from compliance with the change in regulations under the Building Safety Act 2022, for works which have been completed. The annual service charge is anticipated to reduce accordingly. Ground Rent: £350pa (approx).

Outside

Allocated parking space. Communal bin storage and bike store.



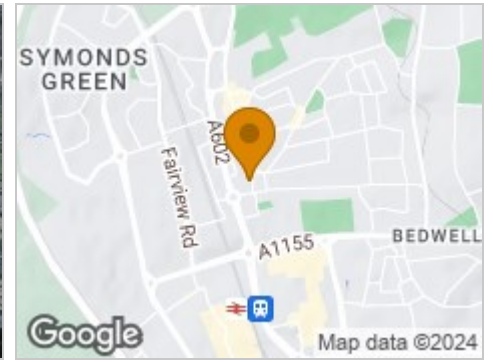
Road Map



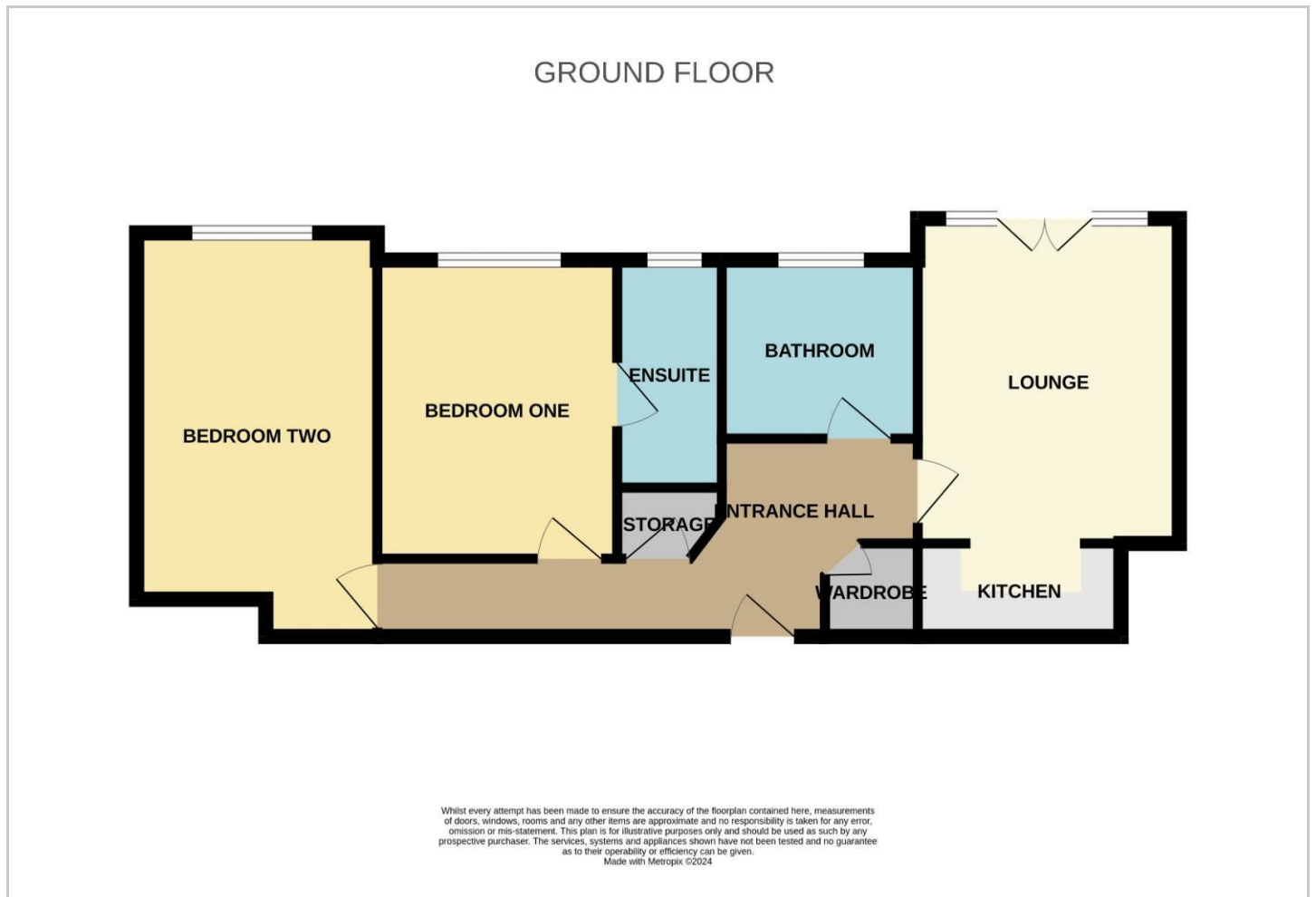
Hybrid Map



Terrain Map



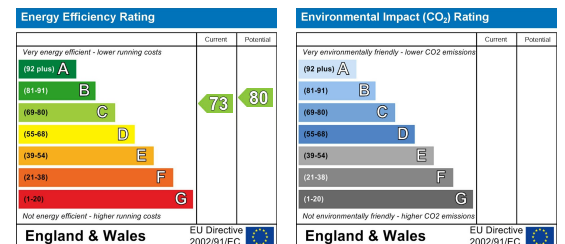
Floor Plan



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.