

HUNTERS[®]

HERE TO GET *you* THERE



43 Brook Drive

Stevenage, SG2 8TR

Guide Price £165,000



Council Tax: A



A well presented first floor one bedroom flat located in South Stevenage. EPC Rating D. The property comprises of a modern and refitted kitchen & bathroom, lounge and double bedroom. Storage in the hallway. An ideal first time purchase. Communal grounds.



COMMUNAL ENTRANCE

Upgraded communal entrance. Secure electronic door system operated by key fob. Stairs rise to first floor.

Length - Feb 1989 to Feb 2114

Service charges - £842.88 for 24/25'

Ground rent - £10 pa

FIRST FLOOR

HALLWAY

Composite front door leads into property. Laminate flooring. Utility cupboard - plumbing for washing machine and location of fuse board.

BATHROOM

6'2" x 6'2" (1.88 x 1.88)

The suite comprises of modern shaped sink unit inset with low level w/c and modern shaped bath with shower and screen over. Heated towel rail. Loft access. Spotlight. Extractor fan. UPVC double glazed frosted window to rear aspect.

LOUNGE

10'11" x 11'11" (3.33 x 3.63)

UPVC double glazed window to front aspect. Radiator.

BEDROOM

7'10" x 8'8" (2.39 x 2.64)

UPVC double glazed window to front aspect. Radiator.

KITCHEN

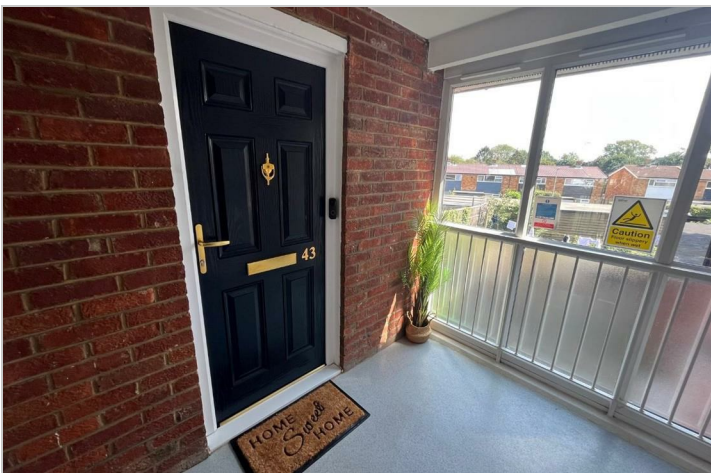
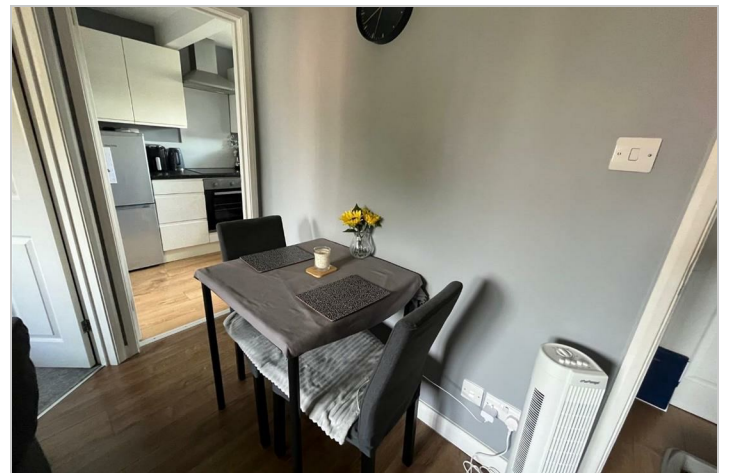
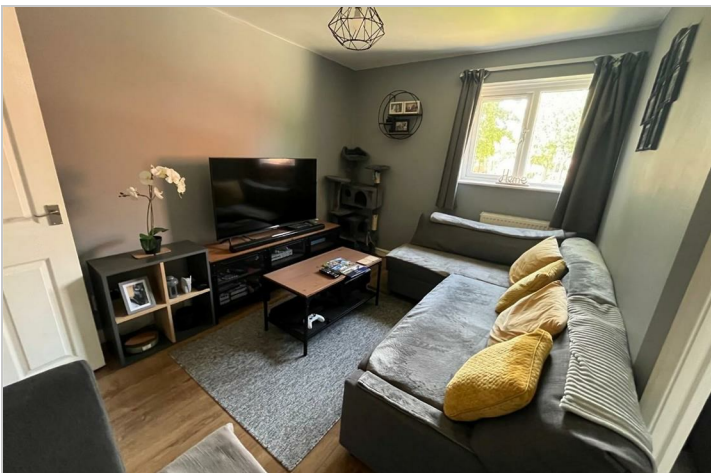
8'10" x 6'1" (2.69 x 1.85)

The kitchen comprises matching eye and base level units with roll edge work surface over, electric hob and single drainer sink. Extractor fan. Enclosed wall mounted boiler. UPVC double glazed window to side aspect.

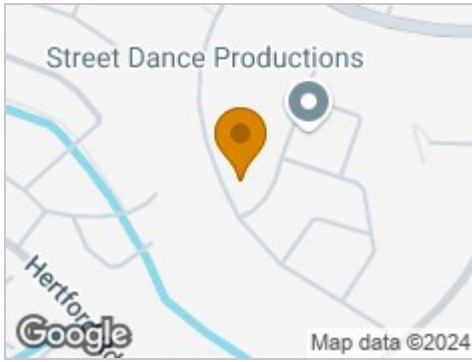
OUTSIDE

Communal grounds - Washing line area. Bin storage. Personal outside store cupboard.

LEASE DETAILS



Road Map



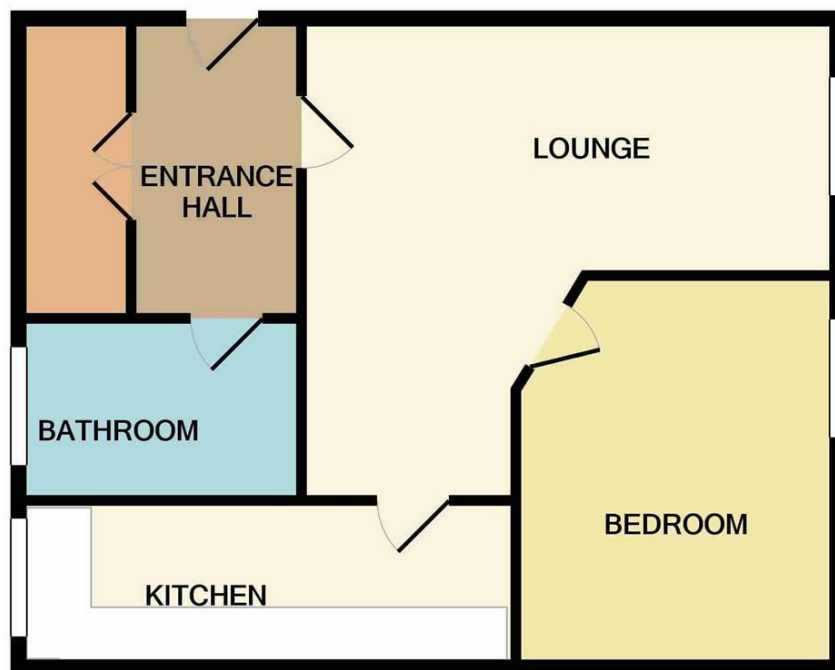
Hybrid Map



Terrain Map



Floor Plan



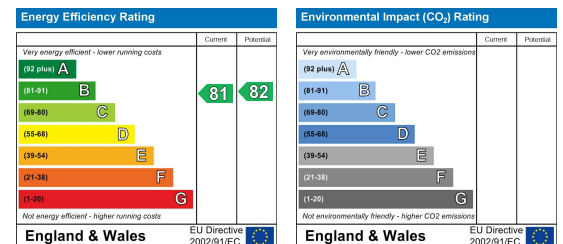
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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

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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.