

# HUNTERS<sup>®</sup>

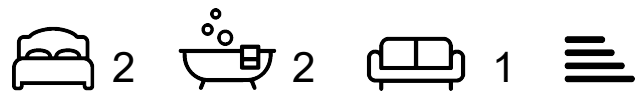
HERE TO GET *you* THERE



## 43 Townsend Mews

Stevenage, SG1 3AT

Guide Price £255,000



Council Tax: C



Welcome to Townsend Mews in the charming town of Stevenage! This delightful property boasts a cosy flat with 1 reception room, perfect for entertaining guests or simply relaxing after a long day. With 2 bedrooms, there's ample space for a small family, guests, or even a home office.

The property features 2 bathrooms, ensuring convenience and privacy for all residents. Located in the heart of Stevenage, this flat offers a comfortable and convenient lifestyle. Whether you're looking to settle down or invest in a rental property, this flat in Townsend Mews is a fantastic opportunity.

Don't miss out on the chance to make this lovely flat your new home. Contact us today to arrange a viewing and experience the charm of Townsend Mews for yourself!



### Reception Hall

Door leading to reception hall. Entryphone, electric heater, storage cupboard.

### Airing Cupboard

Houses the hot water tank.

### Bedroom

13'9 x 8'6 (4.19m x 2.59m )

Window to front, electric heater, ensuite shower room.

### Ensuite shower room

Shower cubicle, W/C, wash hand basin, heated towel rail, shaver point.

### Bedroom

13'9 x 8'5 (4.19m x 2.57m )

Window to front, electric heater.

### Bathroom

White suite, bath, shower attachment, W/C, wash hand basin, shaver point.

### Lounge

16'5 x 8'2 (5.00m x 2.49m )

Windows to rear, electric heater, open plan leading to kitchen.

### Kitchen

8'6 x 7'5 (2.59m x 2.26m )

Wall and base units, matching worktops, electric oven and hob, extractor, 1 1/2 bowl sink, fitted fridge/freezer, space for washing machine and dishwasher.

### Lease Details

The apartment is held on a 125 year lease from 14th March 2010.

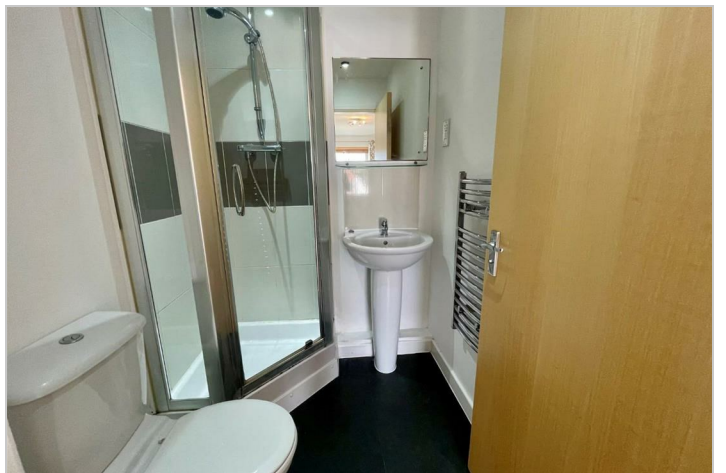
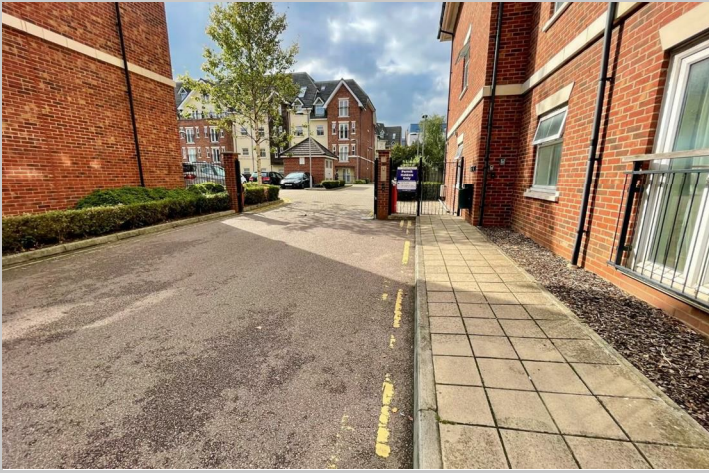
The annual service charge is currently £2,911 ( which has been paid up to date). Historically, the annual service

charge was between £1,500 and £1,600.

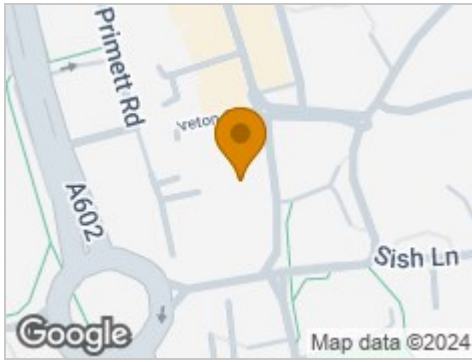
The recent increase was to cover some exceptional costs arising from compliance with the change in regulations under the building Safety Act 2022, for works which have since been completed.

The annual service charge is anticipated to reduce accordingly.

Ground Rent: £350pa (approx).



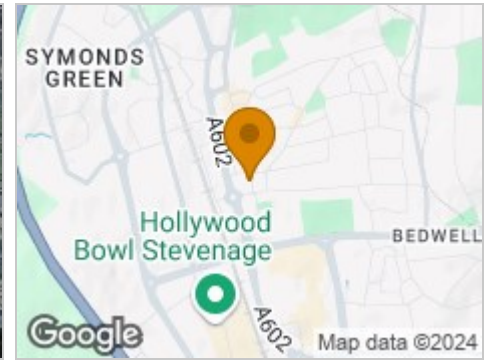
## Road Map



## Hybrid Map

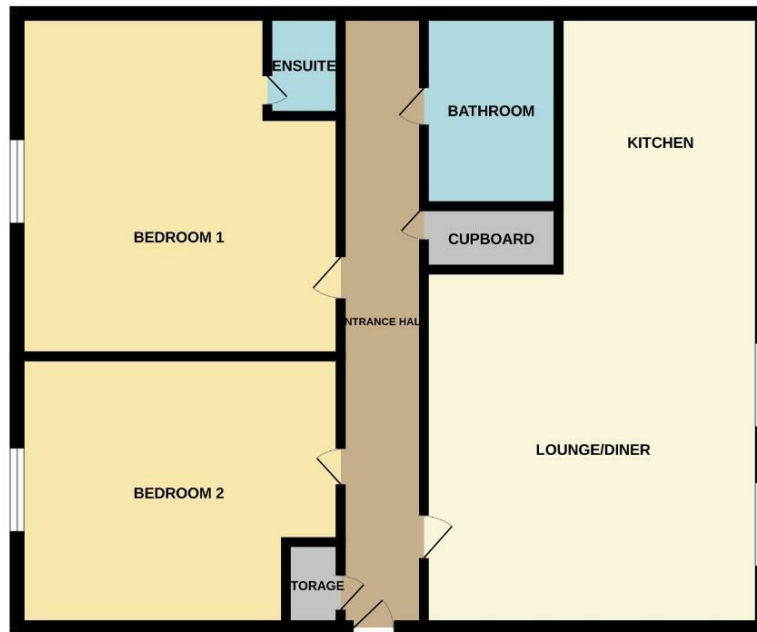


## Terrain Map



## Floor Plan

### GROUND FLOOR

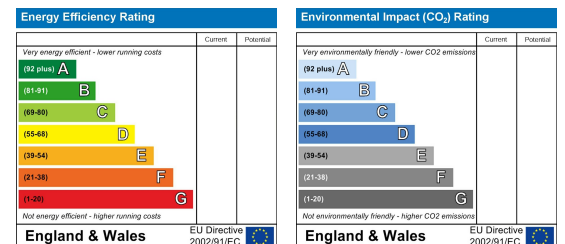


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, 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.