

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Epsom Close

Stevenage, SG1 5TE

Guide Price £230,000

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Council Tax: C





This charming apartment is a gem waiting to be discovered. As you step inside, you are greeted by a spacious lounge, perfect for relaxing or entertaining guests. The property boasts two double bedrooms, ideal for a guest room/home office combination. The newly fitted kitchen is a chef's dream, offering a modern space. The newly fitted bathroom provides a touch of luxury, making everyday routines a pleasure. With turnkey condition, you can move in hassle-free and start enjoying your new home from day one. Convenience is key with parking available for one vehicle, ensuring you never have to worry about finding a spot. Additionally, the garage provides extra storage space or a secure spot for your car.

Ideal first purchase or investment buy / Newly Fitted Kitchen / Two Double Bedrooms / Newly Fitted Bathroom / 135 year lease / Garage and parking



### LOCATION

Epsom Close is located within a Modern Development in the ever popular Martins Wood area Of Stevenage. The area benefits from local shops, schools, doctors and dentists. Local buses also take you directly into Stevenage town Centre.

### FIRST FLOOR

#### ENTRANCE HALL

Doors leading to all rooms, storage cupboard housing the water heater.

#### LOUNGE

17'9" x 11'2" (5.41 x 3.40)

A large bright lounge benefiting from dual aspect windows.

#### KITCHEN

11'6" x 6'3" (3.51 x 1.90)

Newly Fitted modern kitchen with a comprehensive range of wall base units with work surface over, tiled to splash areas. Integrated washing machine. Dishwasher and free standing fridge freezer. Cooker and electric hob. Window to the rear aspect.

#### BEDROOM ONE

7'10" x 12'6" (2.39 x 3.81)

Double bedroom with window to front aspect.

#### BEDROOM TWO

7'10" x 9'10" (2.39 x 3.00)

Double bedroom with fitted wardrobes and window to front aspect.

### BATHROOM

6'11" x 6'3" (2.11 x 1.90)

Newly installed modern suite comprising of a Side panel bath with shower over and glass shower screen. Vanity wash hand basin and w/c. Tiled to splash areas. Window to the rear aspect.

### Garage

Single garage with parking to the front. Communal well tended grounds.

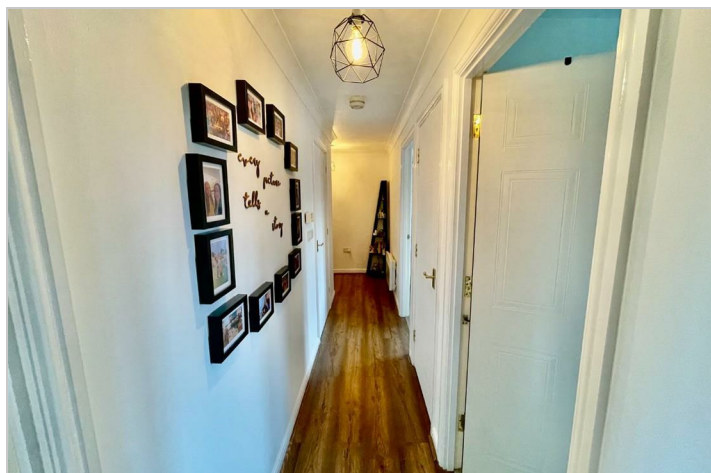
### LEASE DETAILS

155 YEARS ON LEASE FROM 2004 135 Years remaining

Ground Rent - £170PA

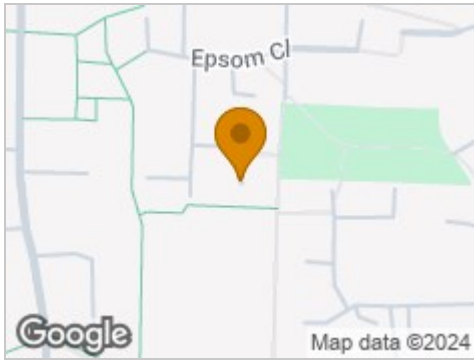
MAINTENANCE - £2400 PA







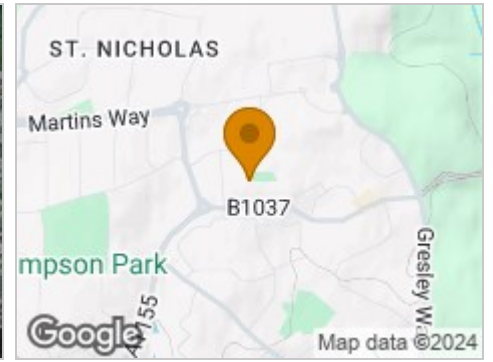
## Road Map



## Hybrid Map



## Terrain Map



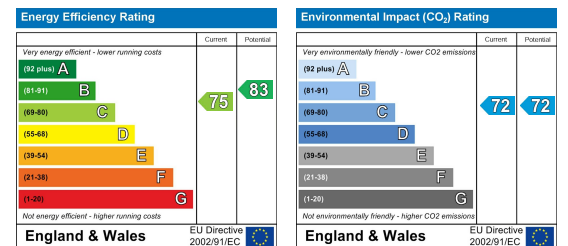
## Floor Plan



## 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.