



Howarde Court, Stevenage, SG1 3DF

£268,000



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## Howarde Court, Stevenage

**\*\*FABULOUS LOCATION - WALKING DISTANCE TO TRAIN STATION - ALLOCATED PARKING\*\***

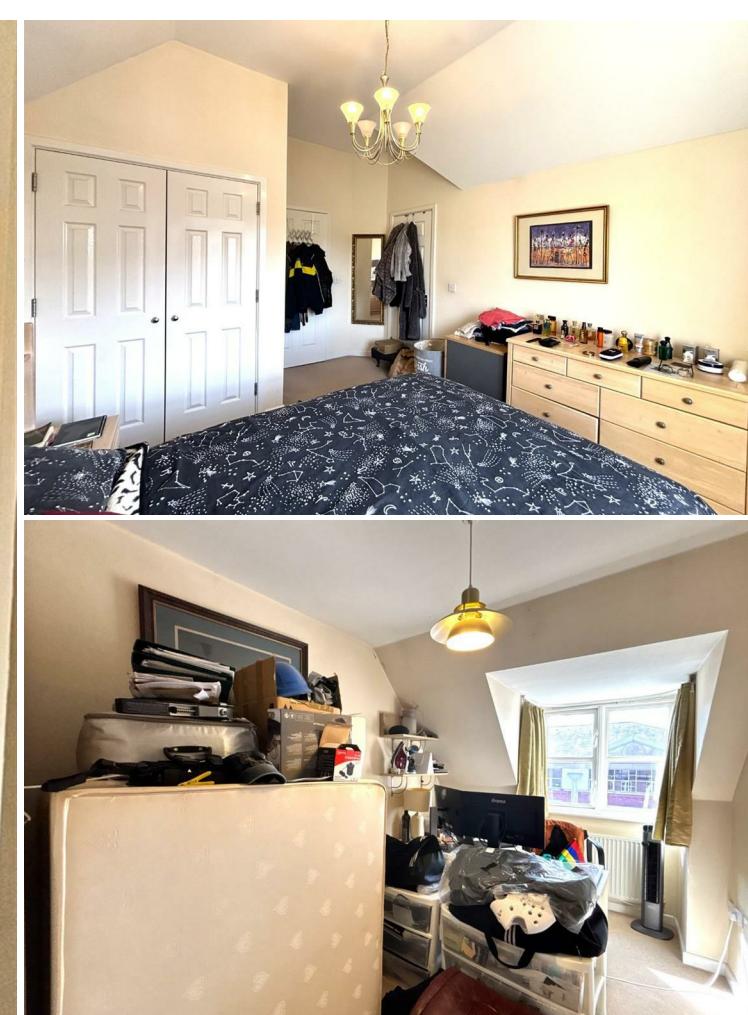
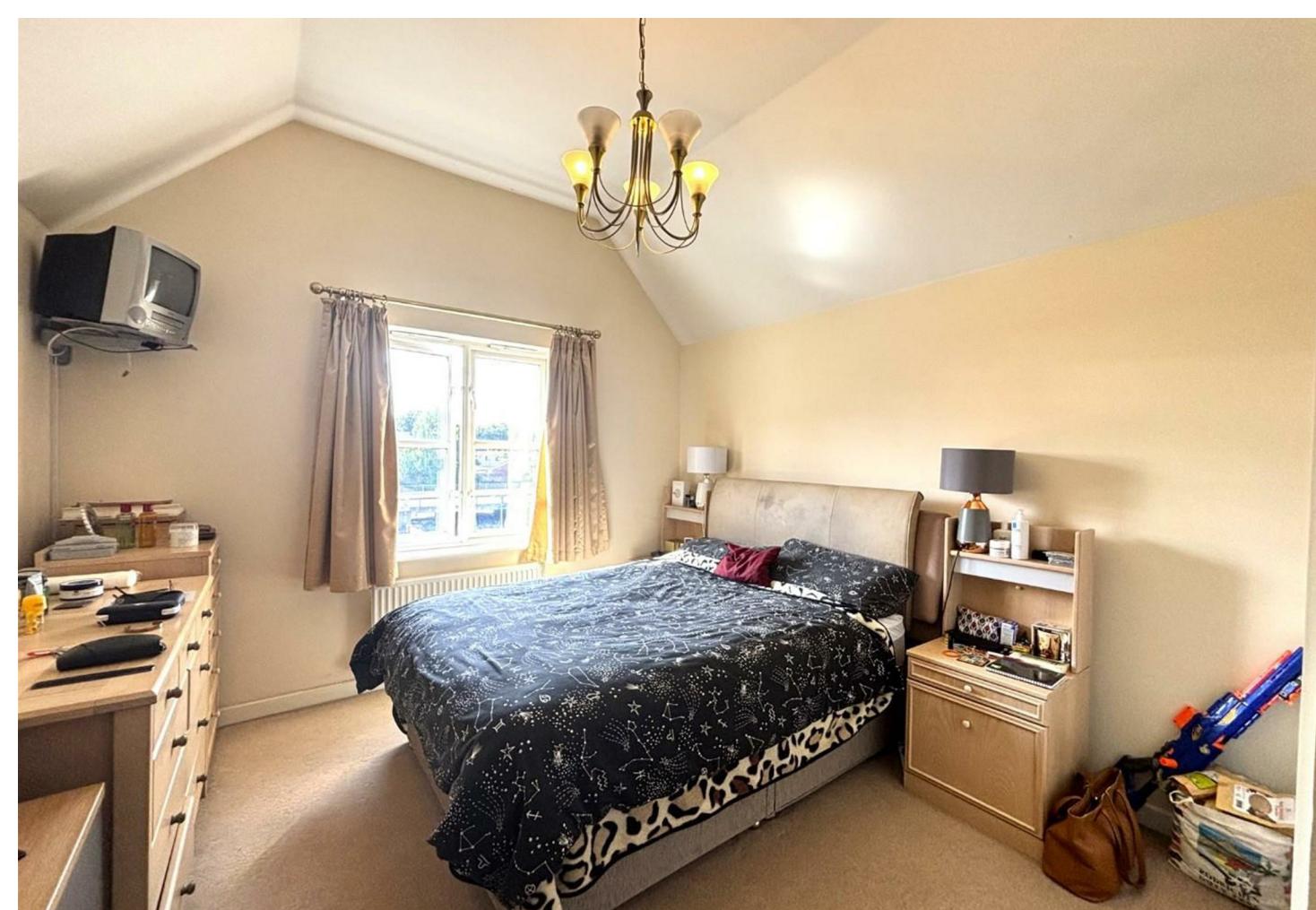
Introducing a superb flat in Howarde Court, ideally positioned in the heart of Stevenage's historic Old Town. Offering stylish and practical living, this property is well-suited to first-time buyers, young professionals, or small families looking for a modern home in a sought-after location.

Inside, the accommodation comprises two well-proportioned bedrooms, each providing a calm and flexible space that can be tailored to suit your lifestyle—whether that's a restful main bedroom, home office, or guest room.

The bathroom is finished in a contemporary style and includes everything you need for day-to-day comfort, designed with both practicality and ease of use in mind.

Adding further convenience, the property benefits from allocated parking for one vehicle—a real bonus in this vibrant part of town, ensuring peace of mind and accessibility.





**Communal Entrance:**  
Accessed via secure door with steps to second floor with private front door to:

**Entrance Hall:**  
Radiator, intercom system, loft access, cupboard and doors to:

**Lounge:**  
Dual aspect double glazed windows to side, three radiators, cupboard and opening to:

**Kitchen:**  
Fitted with a range of base and wall mounted units with contrasting roll edge surface incorporating single bowl stainless steel sink with mixer tap and drainer, four ring gas hob and extractor fan over, appliance space for fridge/freezer, dishwasher and washing machine, double glazed window to side.

**Bedroom One:**  
Double glazed window to side, radiator and built in wardrobe.

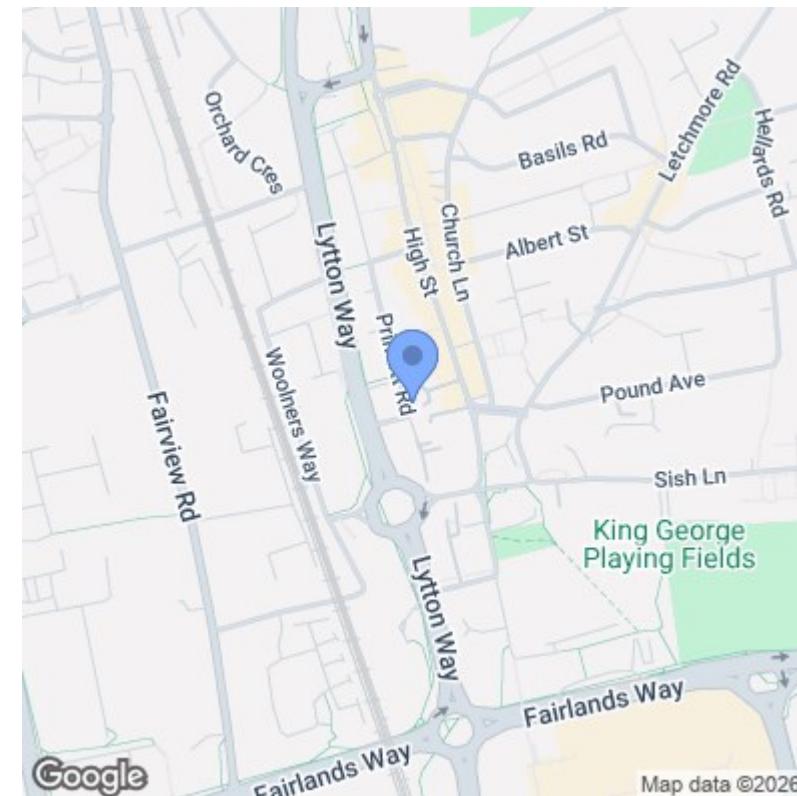
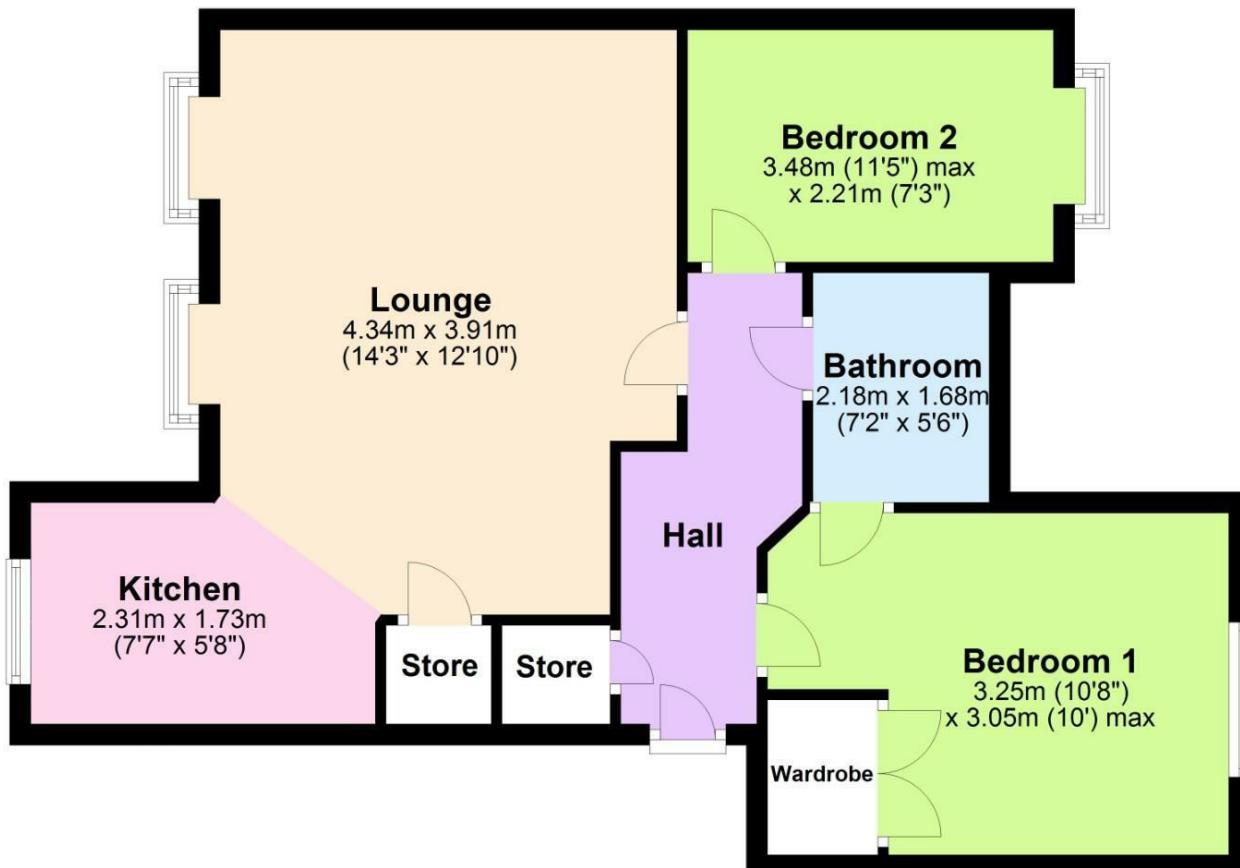
**Bedroom Two:**  
Double glazed window to side and radiator.

**Jack and Jill Bathroom:**  
Accessed via bedroom one and entrance hall, three piece suite comprising low level WC, pedestal wash hand basin with mixer tap, panel enclosed bath, tiled throughout and radiator.

**Parking:**  
Allocated parking for one car.

**Tenure:**  
Leasehold. 130 years remaining  
Ground Rent - £200 per annum  
Service Charge - £1802.51 per annum

## Floor Plan



### Energy Efficiency Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

### Environmental Impact (CO<sub>2</sub>) Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A   |                         |           |
| (81-91) B   |                         |           |
| (69-80) C   |                         |           |
| (55-68) D   |                         |           |
| (39-54) E   |                         |           |
| (21-38) F   |                         |           |
| (1-20) G  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales   | EU Directive 2002/91/EC |           |