



Ingleside Drive, Stevenage, SG1 4RG

£210,000



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Tarrant Court, Ingleside Drive,

Stevenage - A newly finished second floor one bedroom apartment situated on Ingleside Drive, Stevenage.

Ideally located within close proximity to Lister Hospital and approximately one mile from the historic Stevenage Old Town, the property offers both convenience and lifestyle appeal.

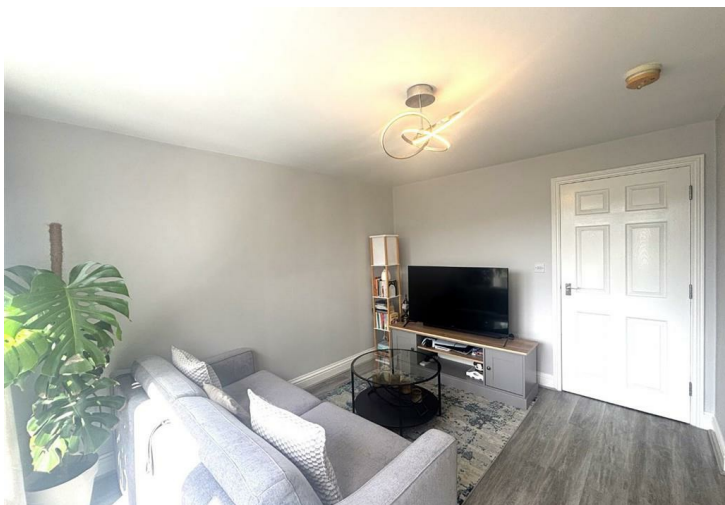
The accommodation comprises a spacious entrance hall with two useful storage cupboards, leading through to a bright open plan living area featuring a kitchen with space for appliances and breakfast bar. There is a balcony, a modern bathroom, and a generous double bedroom with a feature bay window.

Externally, the property benefits from well-maintained communal gardens, permit parking, and a secure entry system to the block.

We have been advised there are approximately 119 years remaining on the lease, with a service charge of £1,143.34 per annum and a ground rent of £90 per annum.

Stevenage, located in Hertfordshire, offers excellent transport links across the UK and combines the charm of the historic Old Town with the amenities of the New Town. The Old Town provides a variety of restaurants, cafés, independent shops, beauty salons and well-regarded schools, while the New Town—currently undergoing regeneration—offers extensive shopping facilities, a bus station, library, theatre and arts centre, mainline railway station, and a leisure complex with a range of restaurants and entertainment options.

Stevenage mainline train station provides direct services to London Kings Cross, Gatwick Airport, and northern destinations including Leeds and Newcastle. The town also benefits from convenient access to the A1(M), approximately 29 miles north of London.





Communal Entrance:

With stairs to second floor and private front door to:

Entrance Hallway:

11'2 x 5'9

Two storage cupboards, electric heater, doors to:

Kitchen:

19'2 x 12'11

Range of base and wall units, appliance space for fridge, freezer, and washing machine, electric hob, oven and extractor fan with hood, breakfast bar, stainless steel sink with drainer.

Lounge:

19'1" x 12'11"

Electric Radiator, Double glazed UPVC window to rear aspect, Door to balcony

Balcony:

Double glazed UPVC window with door leading to balcony area.

Bedroom:

14'7 x 12'3

Double glazed UPVC Bay window to side, electric radiator

Bathroom:

9'0 x 5'7

Double glazed UPVC Window to side aspect, Panel enclosed bath with rainfall shower head and screen, low level WC, wash hand basin, Electric heated towel radiator

Tenure:

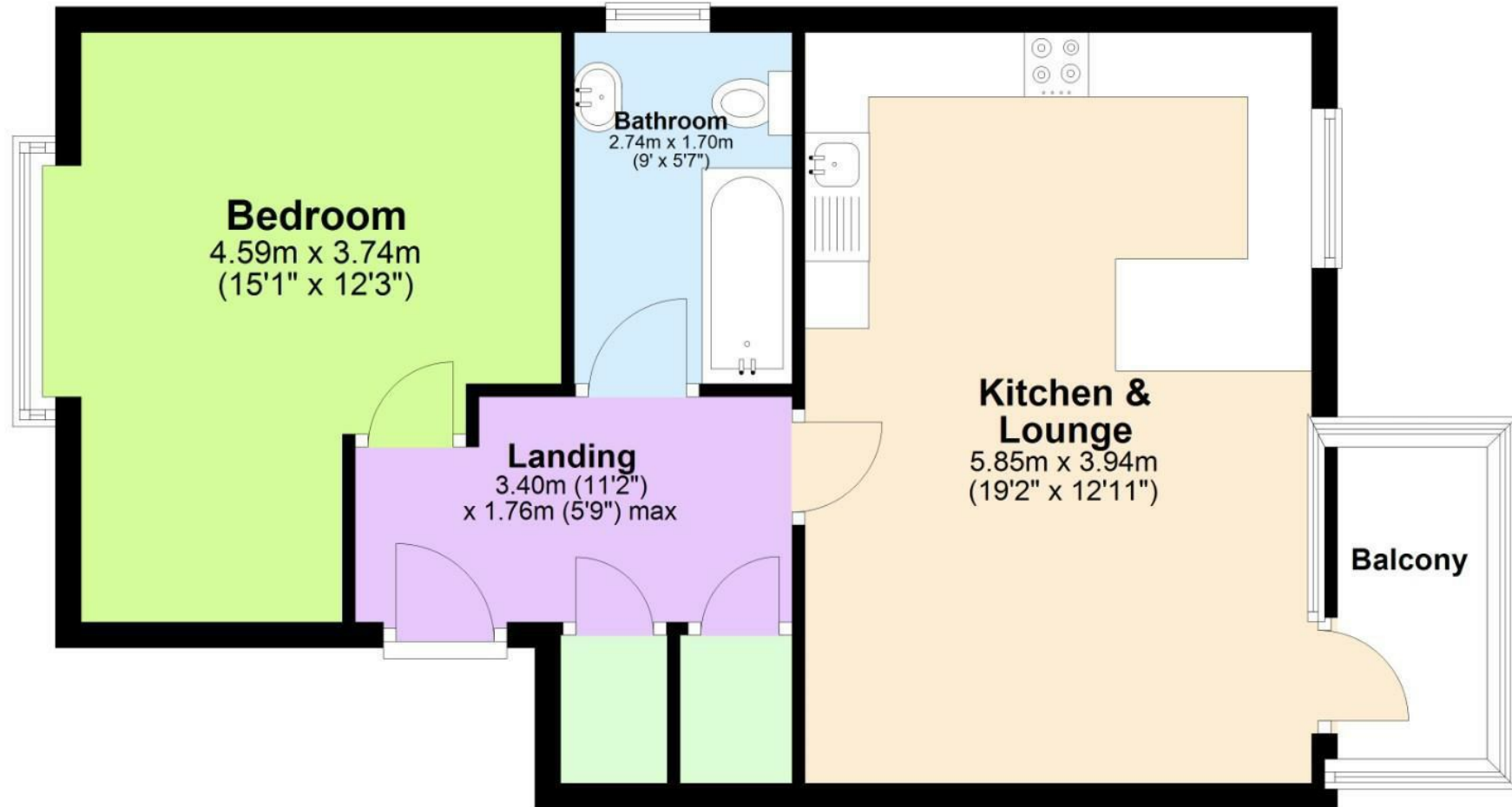
Leasehold. 119 years remaining.

Ground Rent: £150 per annum

Service Charge: £1,143.34 per annum

Second Floor

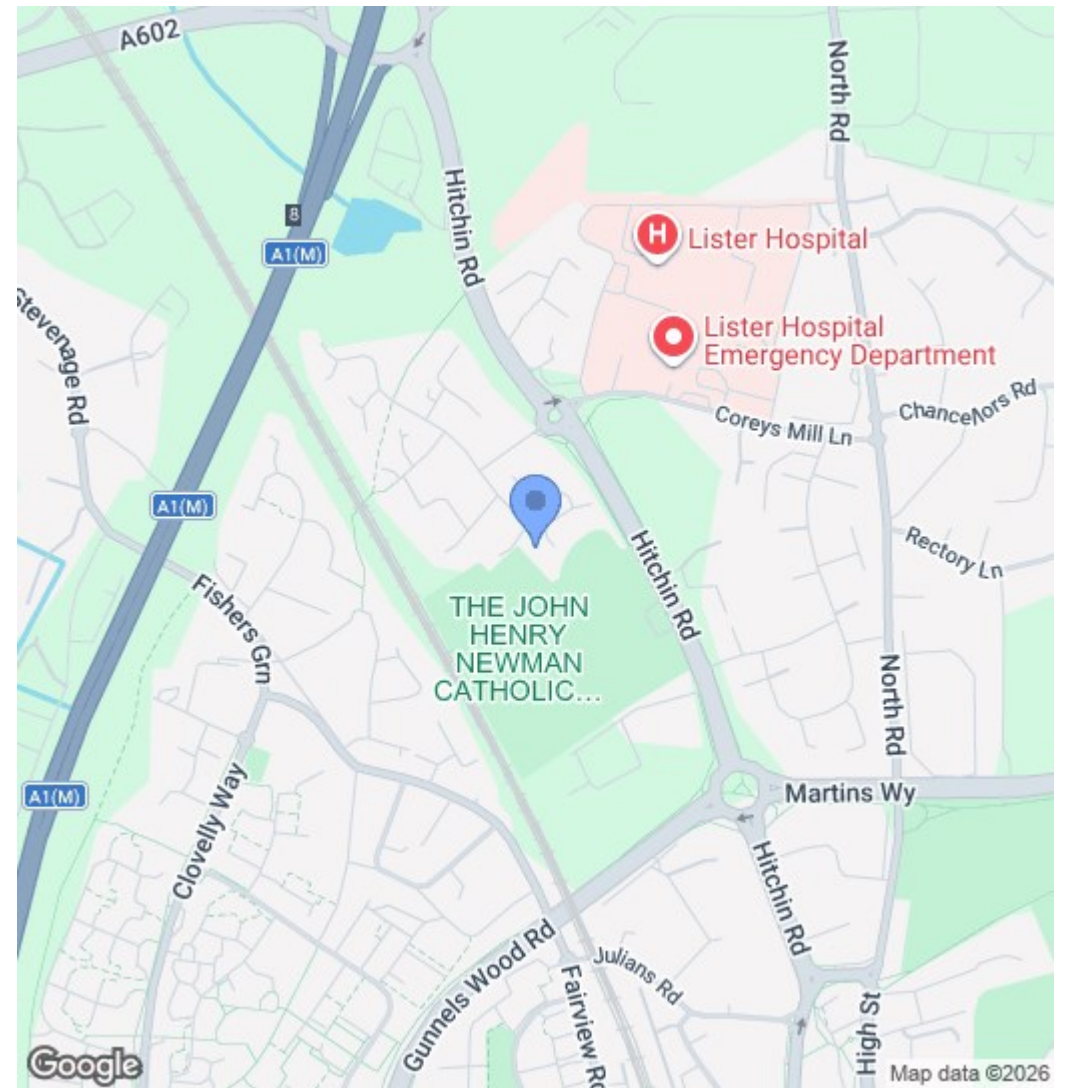
Approx. 51.4 sq. metres (553.5 sq. feet)
(excluding Balcony)



Total area: approx. 51.4 sq. metres (553.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and must be considered incorrect.
3. Potential buyers are advised to recheck measurements before committing to any expense. No equipment, fixtures, fittings or services have been checked, it is in the buyers interests to check the working condition of any appliances.
4. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.
5. To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers, prior to any offer being formally accepted and a memorandum of sale being issued. We require all buyers to pay a fee of £30 inc vat to Mather Estates. You will then be required to provide your name, address, email, date of birth and ID to our nominated third party to confirm your identity.

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