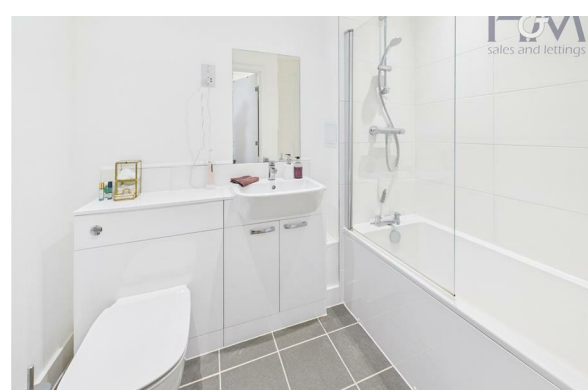


Park Place Stevenage Hertfordshire SG1 1AY.  
Offers In The Region Of £195,000



Park Place, Stevenage, Hertfordshire, SG1 1AY.

Council Tax Band: B

One-bedroom apartment located in the heart of Park Place, Stevenage. Situated in the town centre.

Whether you're a first-time buyer looking to step onto the property ladder or someone seeking a conveniently located buy to let this apartment ticks all the boxes. Don't miss the opportunity to view this apartment, call Homes and Mortgages today on 01438 728444.

### **Communal Entrance**

Communal entrance lobby which leads around to a residents lift, residents individual post boxes.

### **Entrance Hall**

7'4" x 5'3" (2.24 x 1.61)

Wood Effect Flooring, doors into all rooms, built in storage cupboard with plumbing for a washing machine.

### **Bedroom**

16'11" x 8'11" (5.16 x 2.74)

Double glazed window to the rear aspect, skirting board heating, inset spotlights.

### **Bathroom**

7'4" x 5'1" (2.26 x 1.55)

Panel enclosed bath with mixer taps and wall mounted thermostatically controlled shower with a hinged glass shower screen. Cistern enclosed low level WC, vanity wash hand basin with cosmetic storage cupboard under, tiled splashbacks and inset spotlights, wall mounted heated chrome towel rail.

### **Kitchen Area**

24'0" x 9'7" total area (7.33 x 2.93 total area)

Range of Wall and base level units with built in electric appliances to include, hob with oven under and extractor hood over, fridge/freezer and dishwasher. Stainless steel sink drainer with mixer taps over, wall mounted consumer unit. Door into the entrance hall.

### **Living Area**

Living area double glazed window to rear aspect.

Skirting boards concealing the electric heating system, wood effect flooring.

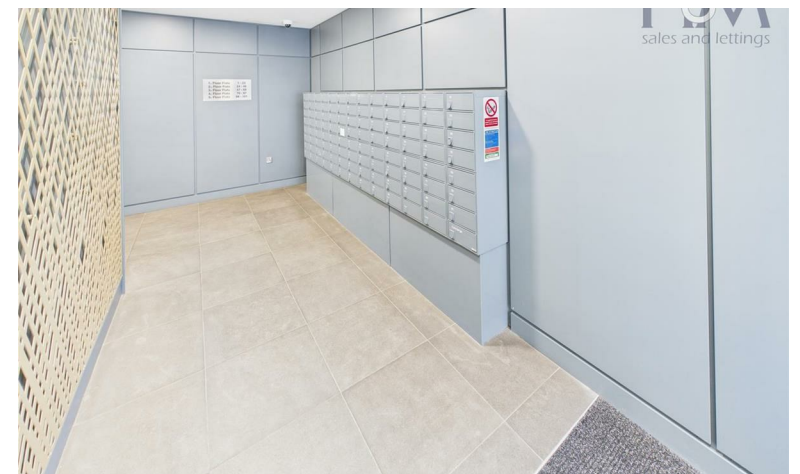
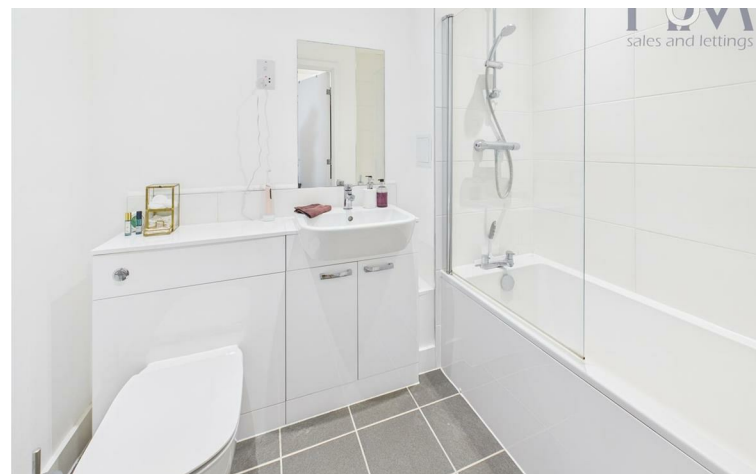
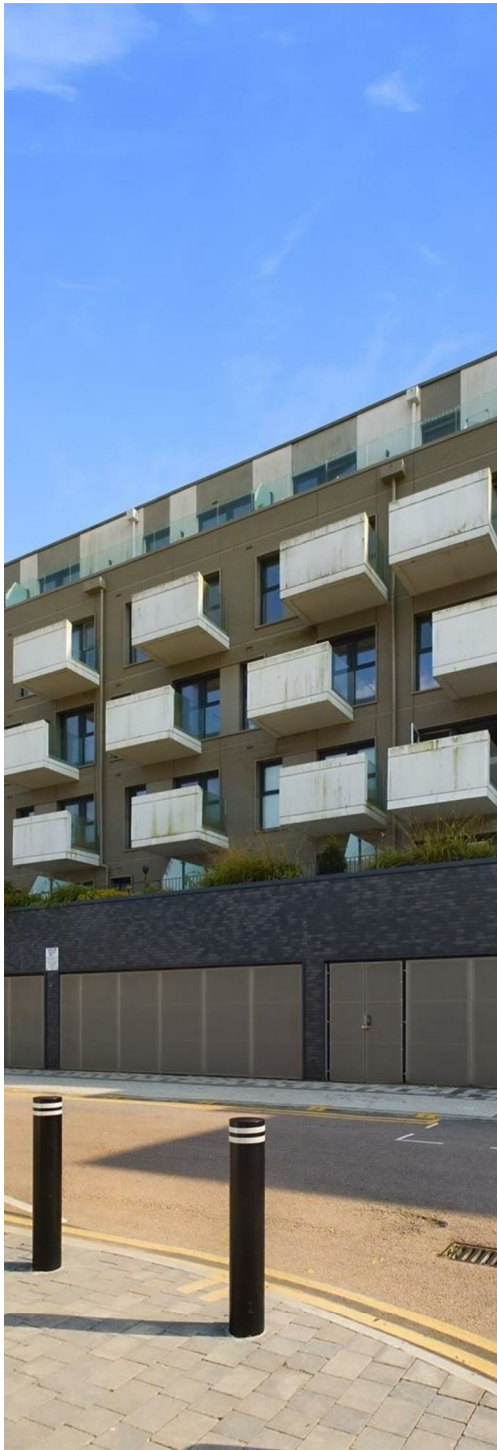
### **Other information**

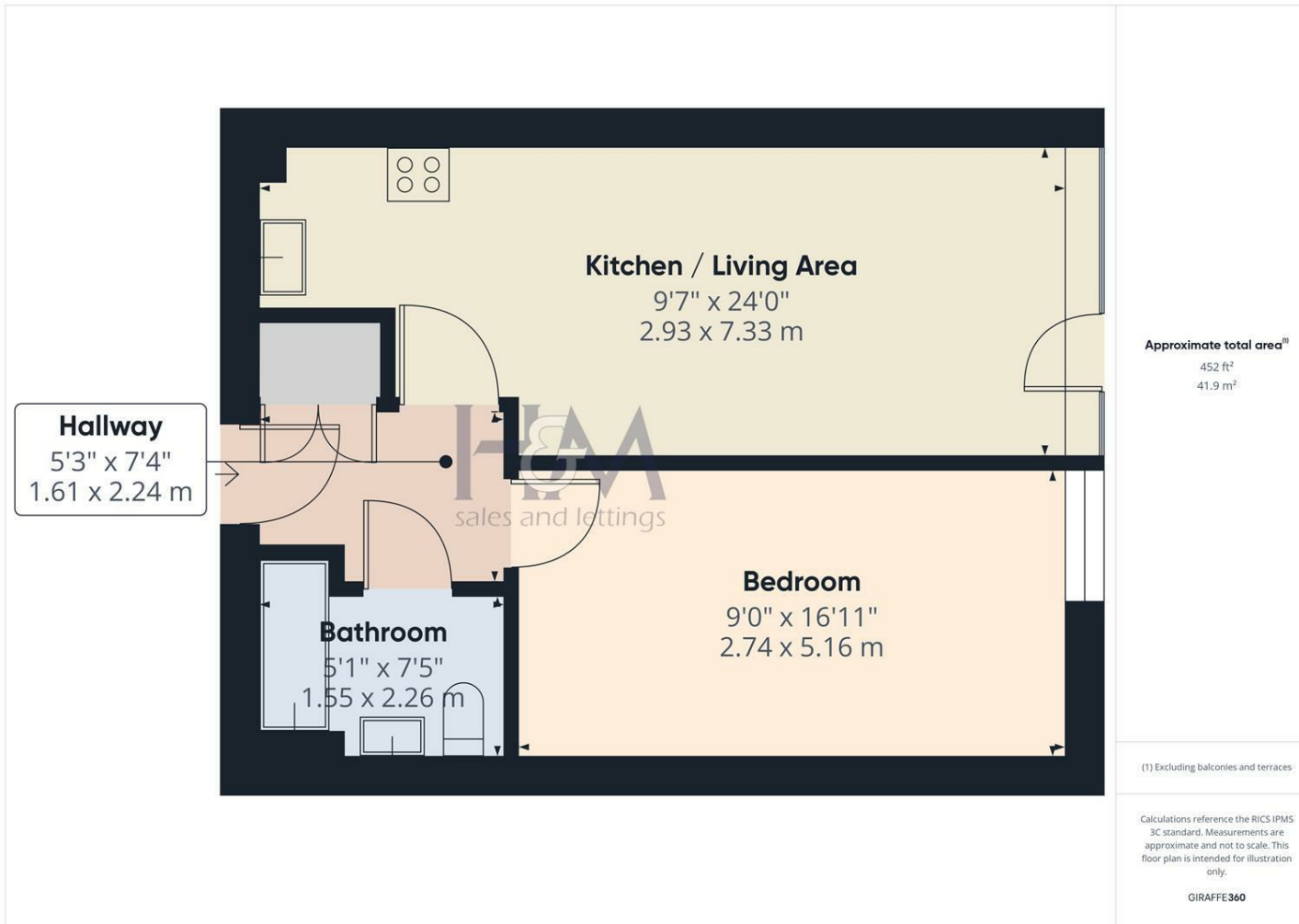
Lease 119 years remaining

Ground Rent: £300.00PA

Service Charge: £1400.00PA

On Site concierge





**Homes and Mortgages**  
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**Energy Efficiency Rating**

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