

London Road, Stevenage, SG1 1XR

£220,000

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Tippett Court, London Road, Stevenage

SPACIOUS TWO-BEDROOM GROUND FLOOR APARTMENT

CENTRAL STEVENAGE – GUIDE PRICE £220,000 – £226,000

CHAIN FREE | £0 GROUND RENT | 150-YEAR LEASE EXTENSION | ALLOCATED PARKING | CENTRAL LOCATION

A spacious and well-positioned two-bedroom ground floor apartment, ideally located within easy
reach of Stevenage town centre and railway station.

Offering generous living accommodation, a separate fitted kitchen, two bedrooms and allocated
parking, this property represents an excellent opportunity for first-time buyers, commuters, downsizes and investors alike.

KEY FEATURES
- No onward chain
- Lease 150 years
- Zero to low ground rent (no high yearly increases)
- Low monthly service charge
- One allocated parking space plus visitor parking
- Generous 19ft living/dining room
- Separate fitted kitchen with integrated appliances
- Approximately 13 minutes' walk to Stevenage railway station
- Convenient access to Stevenage Town Centre, Old Town, Retail Parks and Asda Superstore
- Excellent road connections via the A1(M) to M25 and M1

With its generous accommodation, convenient location, allocated parking, no onward chain, zero
ground rent and lease extension to 150 years, this apartment offers an attractive opportunity for
buyers looking for a well-located home in Stevenage.

Early viewing is recommended.

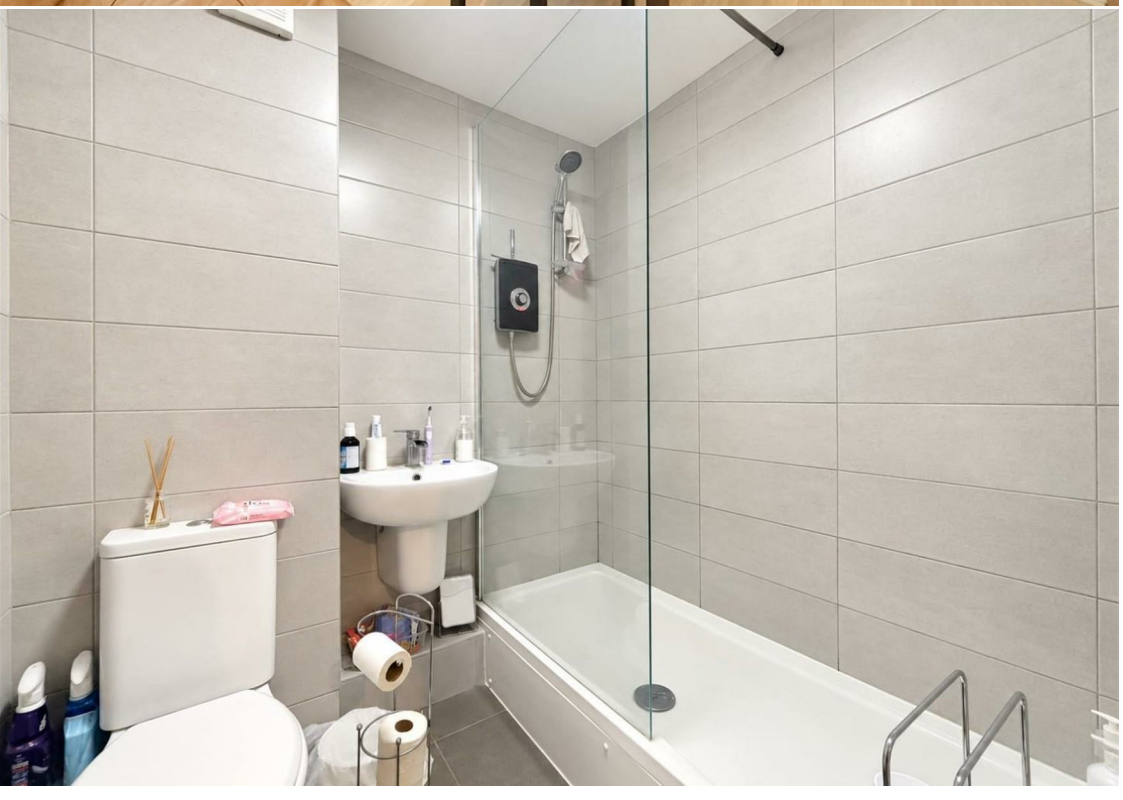










The Property:
The apartment is accessed via a secure communal entrance and offers a practical and well proportioned layout.

The accommodation comprises a generous entrance hall, spacious living/dining room, separate fitted kitchen, two bedrooms and a modern shower room.

Entrance Hall:
Radiator, cupboard and doors to:

Living/Dining Room:
19' x 11'4
A particularly spacious reception room offering plenty of room for both relaxing and dining.

Features include a double-glazed window, radiator and doors providing access to the outside/Juliet balcony area.

Kitchen:
10'3 x 6'3
A separate fitted kitchen with a range of wall and base units, work surfaces and stainless-steel sink.

Appliances include a four-ring gas hob with extractor, built-in oven, integrated fridge/freezer, dishwasher and washing machine. The boiler is housed within a storage cupboard.

Bedroom One:
12'11 x 11'5
A generous double bedroom with double-glazed window and radiator, providing comfortable accommodation.

Bedroom Two:
9'9 x 6'4
A versatile second bedroom, ideal for use as a guest bedroom, child's room, home office or dressing room.

Shower Room:
6'11 x 5'6
Fitted with a walk-in shower, WC, wash basin and heated towel rail.

Parking:
The property benefits from one allocated parking space, together with additional visitor parking.

Tenure:
Leasehold. Vendor is currently extending the lease to 150 years.
Ground Rent: £0 per annum
Service Charge: £1,835 per annum

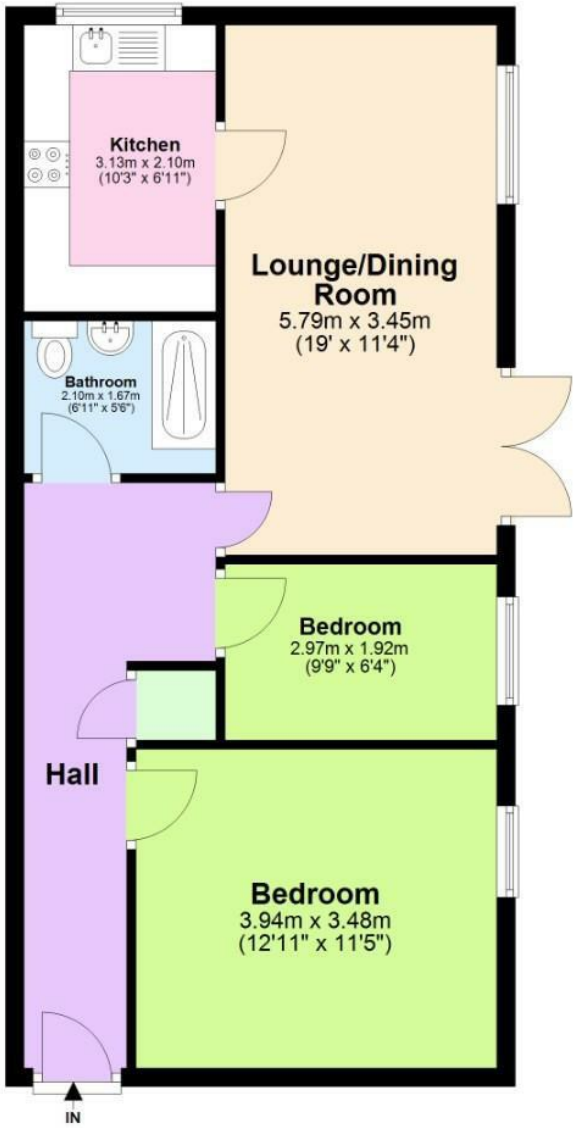
Agent Note:
Some images have been digitally enhanced and/or virtually staged for marketing purposes. Prospective purchasers should satisfy themselves as to the property's features and condition

Location:
The apartment enjoys a convenient central Stevenage location, making it particularly attractive to commuters and those wanting easy access to local amenities.

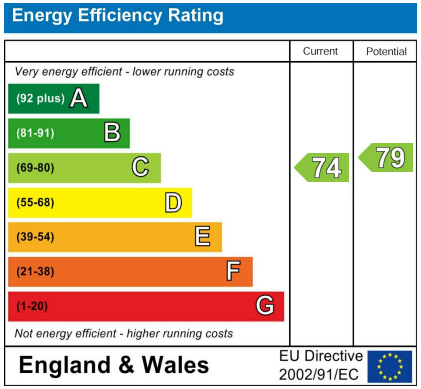
Stevenage town centre, retail parks Marks and Spencer's and town centre retail and old town restaurants are all within convenient reach.

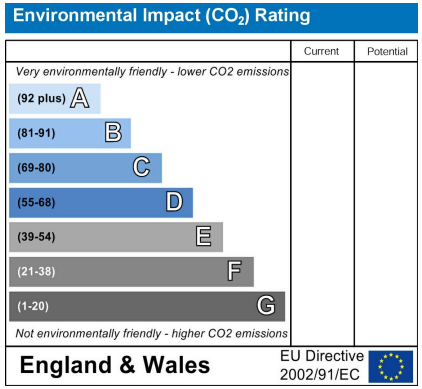
Ground Floor

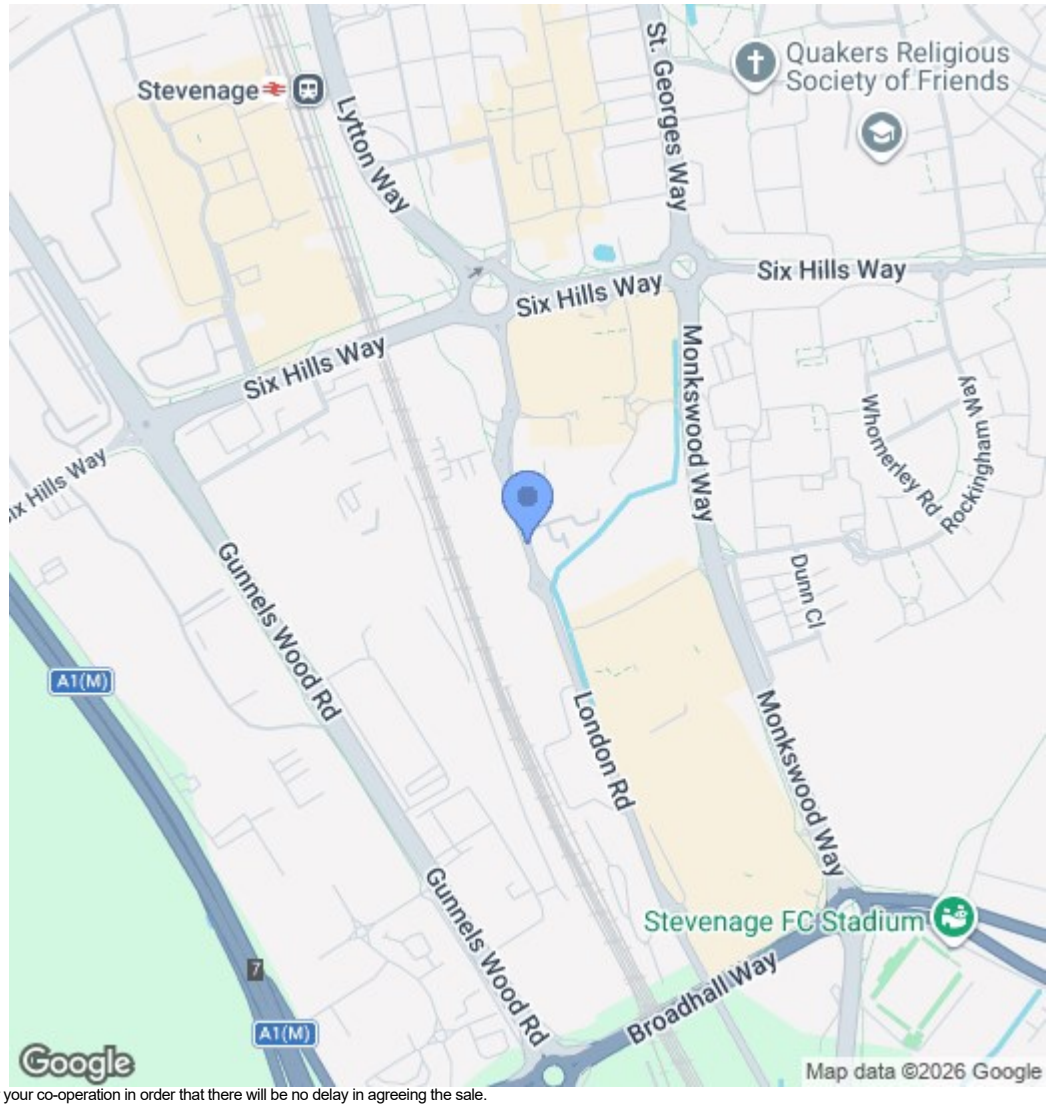
Approx. 58.9 sq. metres (633.7 sq. feet)



Total area: approx. 58.9 sq. metres (633.7 sq. feet)







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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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