



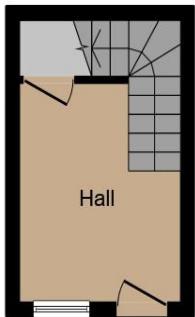
**Howarde Court, Stevenage, SG1 3DF**

welcome to

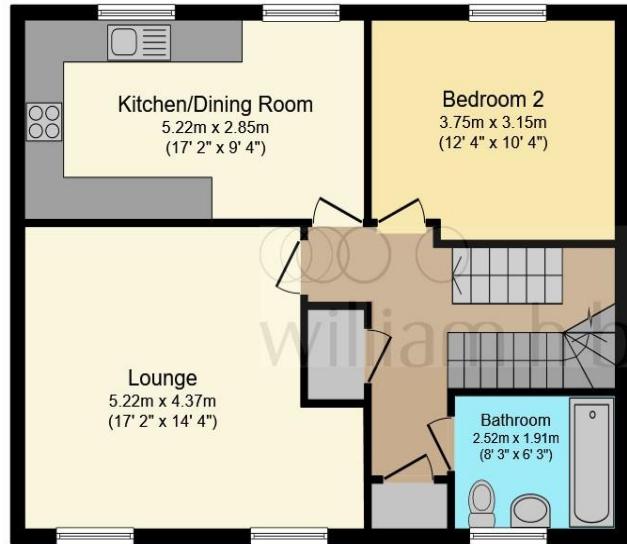
## Howarde Court, Stevenage

This exclusive 2-bedroom home situated within a private gated development offers over 1450sqft of internal living space! Howarde Court is set along Stevenage Old Town, boasting the Stevenage Old Town lifestyle with a variety of shops, restaurants, bars, and shopping facilities.

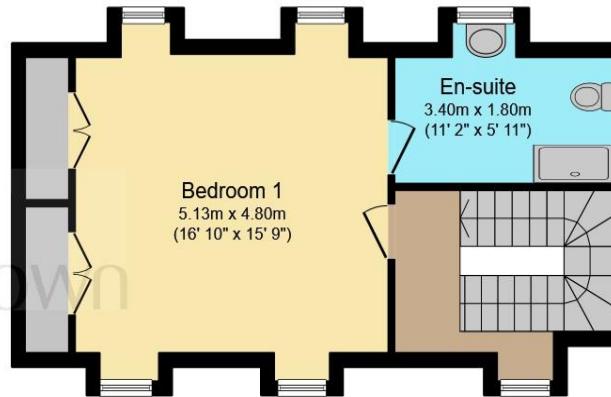




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 116.4 sq.m. (1,253 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

**Entrance Hall**

**Landing**

**Lounge**

17' 2" x 14' 4" ( 5.23m x 4.37m )

**Kitchen/ Dining Room**

17' 2" x 9' 4" ( 5.23m x 2.84m )

**Bathroom**

8' 3" x 6' 3" ( 2.51m x 1.91m )

**Bedroom 2**

12' 4" x 10' 4" ( 3.76m x 3.15m )

**Landing**

**Bedroom 1**

16' 10" x 15' 9" ( 5.13m x 4.80m )

**En Suite**

11' 2" x 5' 11" ( 3.40m x 1.80m )

**Driveway**

**Communal Space**

welcome to

## Howarde Court, Stevenage

- Over 1450 Sqft Internal Space
- Recently Replaced Windows Throughout
- Stunning One Of A Kind Property
- Private Gated Development
- Situated Just Off Stevenage Old Town High Street

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 1200.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2004.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

**£390,000**



**view this property online** [williamhbrown.co.uk/Property/SVG103609](http://williamhbrown.co.uk/Property/SVG103609)

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
SVG103609 - 0006



**01438 576650**



[stevenage@williamhbrown.co.uk](mailto:stevenage@williamhbrown.co.uk)



2-4 Market Place, STEVENAGE, Hertfordshire,  
SG1 1DB



[williamhbrown.co.uk](http://williamhbrown.co.uk)