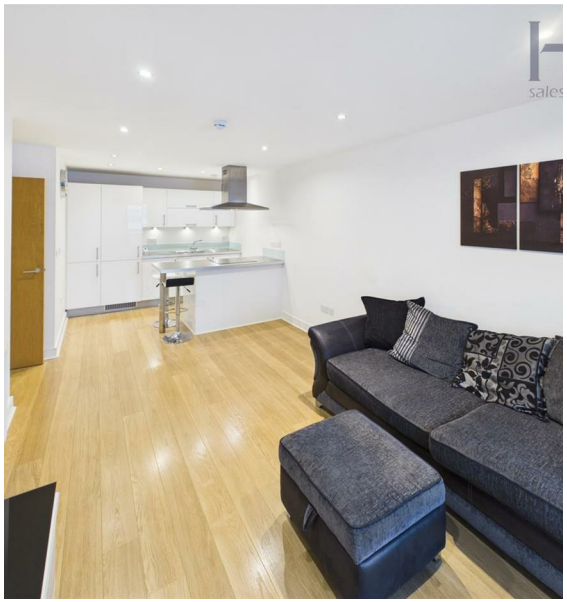
Monument Court Stevenage Hertfordshire SG1 3AE.
Asking Price £230,000

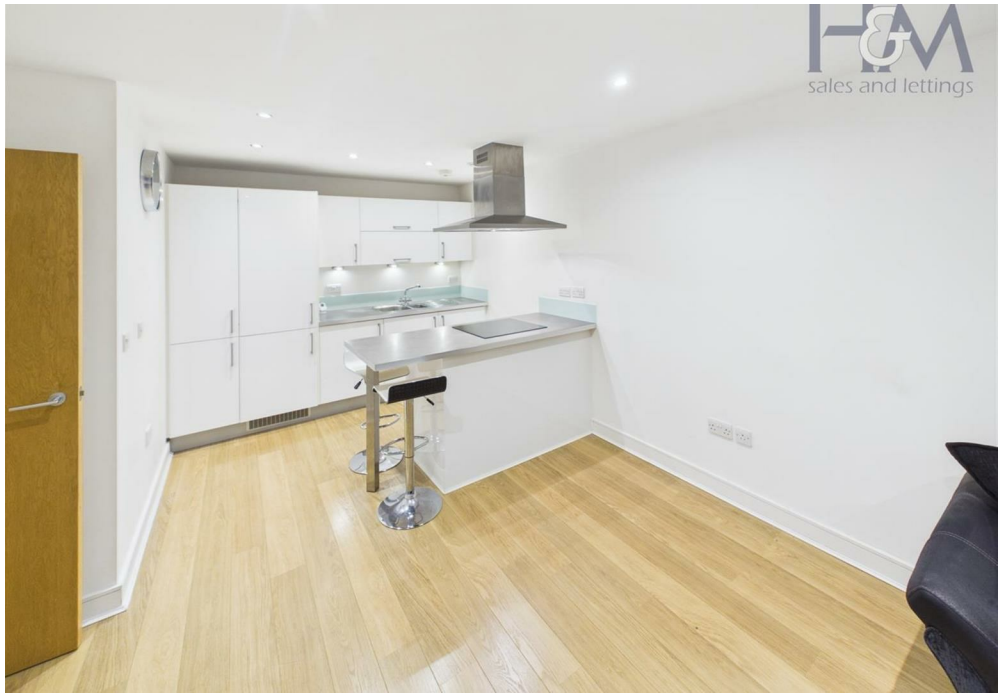
H&M sales and lettings



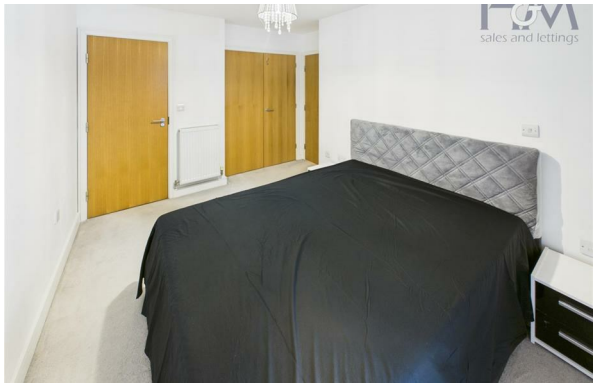












Monument Court, Stevenage, Hertfordshire, SG1 3AE.

Council Tax Band: C

A delightful two bedroom and two bathroom apartment with lift and staircase access, within walking distance of Stevenage mainline train station, town centre and Old Town high street. The property is in overall very good condition with the kitchen having built in appliances, there is a balcony that offers your own outdoor space and also a residents under ground parking space. Offered with vacant possession!

Entrance Hall
12'9" x 3'10" (3.90 x 1.18)
Doors to all of the rooms, entry phone, inset spotlights, two built in cupboards (one housing the hot water tank),

Open Plan Lounge / Kitchen
22'11 x 10'3 (6.99m x 3.12m)
Kitchen Area - Fitted with a range of base and wall mounted units, integrated appliances which include an electric oven and hob with extractor hood over, fridge/freezer, washing machine, inset spotlights, wood-effect flooring and a breakfast bar.

Living Room- Double glazed patio doors to the balcony, door to the entrance hall, Wood effect flooring, inset spotlights.

Bedroom One
12'2" x 8'10" (3.71m x 2.69m)
Double glazed window to the front aspect, built in double wardrobe. radiator, door to the Ensuite.

Ensuite
7'3" x 5'0" (2.21 x 1.53)
Built in shower cubicle with tiled splashbacks, circular vanity wash hand basin with mixer taps over, cistern enclosed low level WC, inset spotlights, radiator.

Bedroom Two
9'7" x 7'11" (2.93 x 2.43)
Double glazed window to the front aspect, built-in single wardrobe, radiator.

Balcony
A glass-framed balcony with space for seating and a table

Family Bathroom
7'0" x 5'6" (2.14 x 1.70)
Consisting of a panel enclosed bath with shower over, circular vanity wash hand basin, cistern enclosed low level WC, radiator, inset spotlights, mosaic tiled splashbacks.

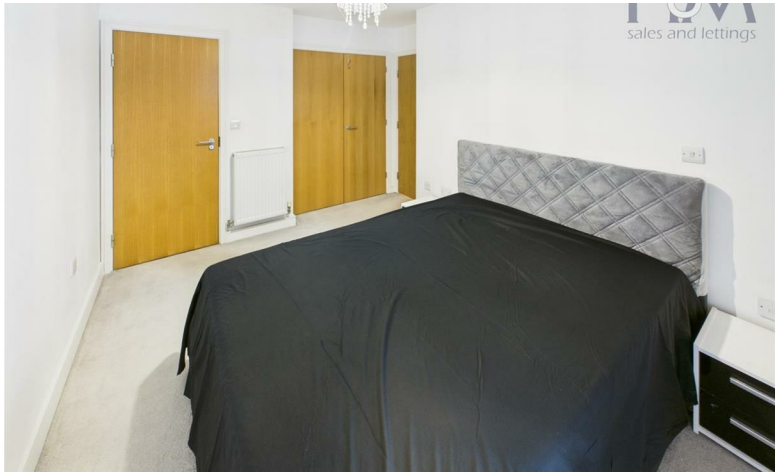
Underground Parking
One parking space in a secure underground parking area.

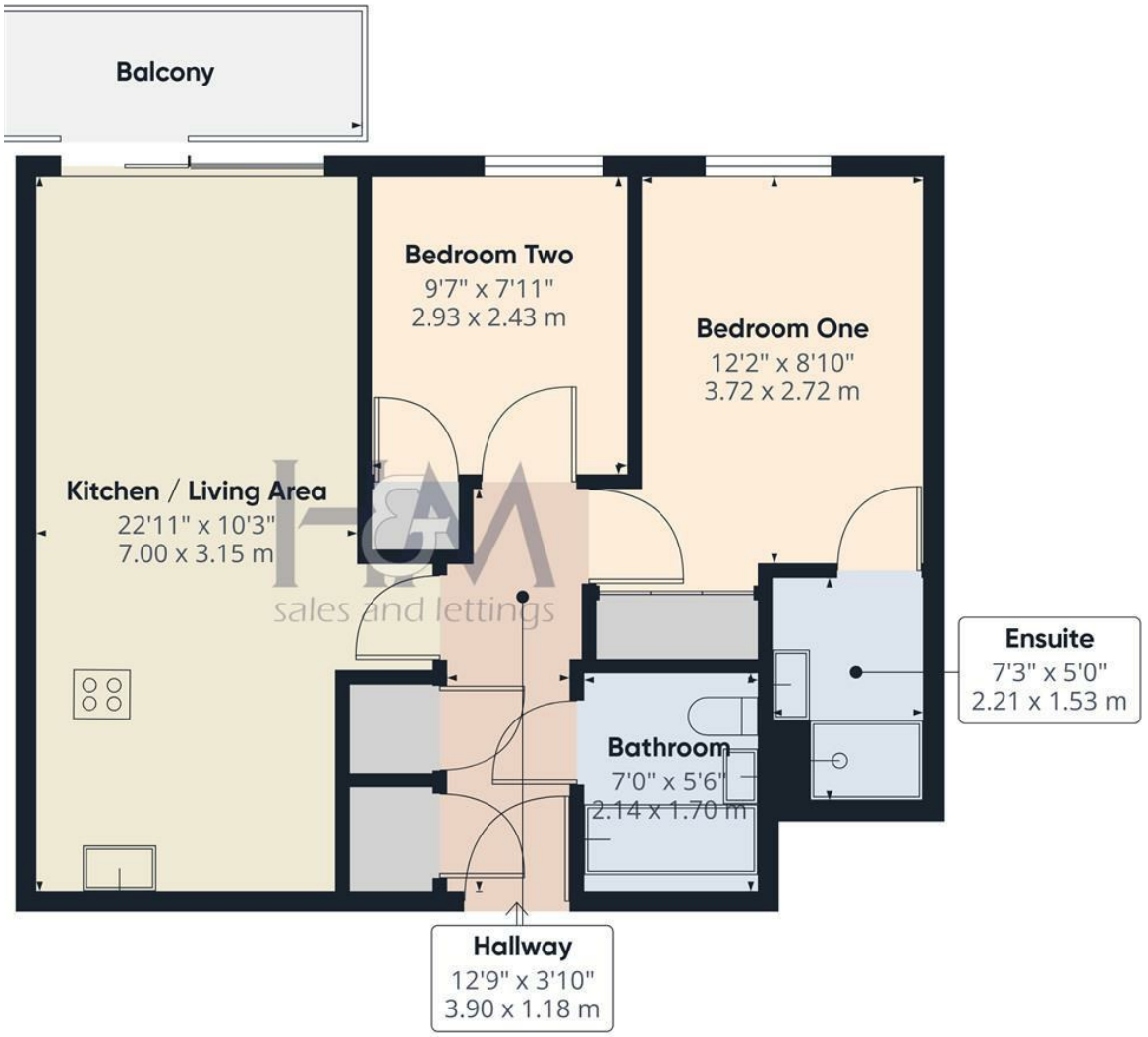
Service Costs
Ground Rent: £380.00 PA
Service Charge: £2400.00 PA
Buildings insurance £400.00 PA
Lease: 106 years remaining
Underground parking: Plot 60











Approximate total area(1)

600 ft²

55.7 m²

Balconies and terraces

86 ft²

8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

H&M sales and lettings

Homes and Mortgages
86 High Street
Stevenage
Hertfordshire
SG1 3DW
01438 728444

stevenage@homesandmortgages.co.uk

