

Powis House, Stirling Close, Stevenage, Hertfordshire, SG2 8DQ.  
Asking Price £240,000



Stirling Close, Stevenage, Hertfordshire, SG2 8DQ.

Council Tax Band: B

We are delighted to offer this one bedroom ground floor apartment with allocated parking, originally being the show home for the modern apartments located in Bragbury End Stevenage. Spacious open plan living with patio doors leading to the outside. Other benefits include fitted wardrobes, air filtration system and unusually high ceilings. The range of local amenities include a well stocked 'One Stop' convenience store, numerous bus stops, and within a short drive are a 'Tesco' superstore and Sainsburys(which has a petrol station and Lloyds pharmacy), as well as the Stevenage Golf and conference centre. For more information and to arrange your viewing, call Homes and Mortgages on 01438 728444.

### **Communal Entrance**

Double glazed door to front aspect with telecom & video entrance system, automated lighting.

### **Entrance Hall**

14'2" x 3'5" (4.32 x 1.05)

Composite door to the entrance hall, wood effect flooring, double glazed window to side aspect, double radiator and a built-in storage cupboard housing plumbing and space for a washing machine along with the air filtration system.

### **Bedroom**

12'2" x 8'11" (3.72 x 2.72)

Double glazed windows to front and side aspect, built in wardrobes with mirrored sliding doors, tv aerial, double radiator and air vent system.

### **Bathroom**

6'11" x 5'6" (2.13 x 1.69)

Half tiled bathroom with cistern enclosed low level WC, vanity wash hand basin with large mirror above and built in vanity storage below, panel enclosed bath with mixer tap shower over and glass shower screen. chrome heated towel rail, recessed spotlights and extractor fan. Tiled flooring

### **Open Plan Kitchen and Lounge**

29'0" x 10'3" (8.84 x 3.14)

Lounge: Double glazed door leading out on to your own patio, wood effect flooring, double radiator, recessed spotlights, TV aerial. Wood effect flooring throughout.

Kitchen: Modern fitted kitchen with wall and base units, under cabinet lighting, stainless steel sink and drainer with mixer tap over. Integrated appliances include:

electric oven, hob, microwave and fridge/freezer. Double glazed window to side aspect and double radiator.

### **Allocated Parking**

One allocated parking space located on the left hand side of the block.

### **Communal Gardens**

Enclosed garden with laid to lawn, rear gate access to parking area, and a brick-built bin store.

### **Other Information**

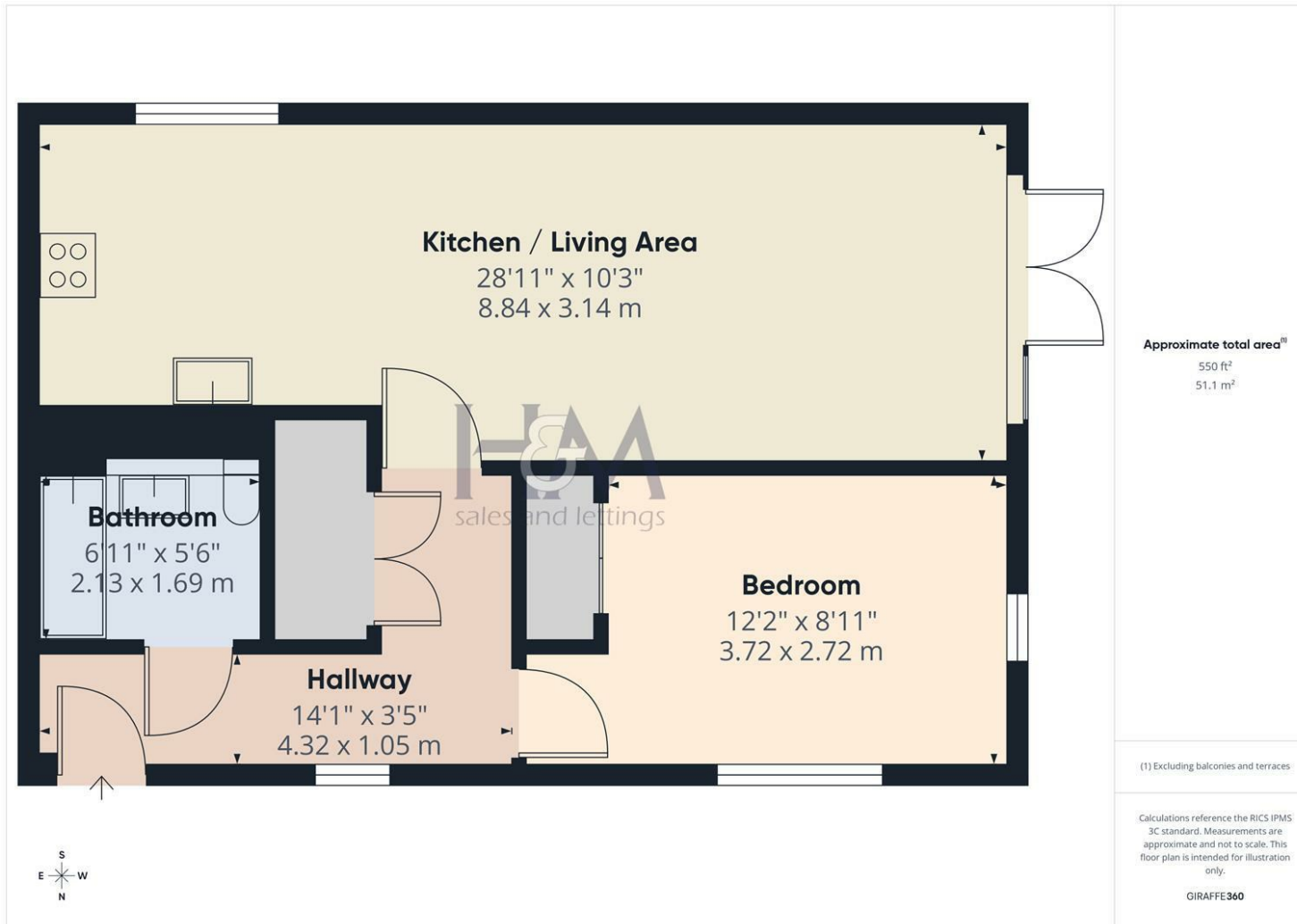
Service Charge £1646 PA

Ground Rent: Peppercorn charge (To be confirmed)

Lease: 246 years remaining

Allocated parking





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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>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(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 2002/91/EC 