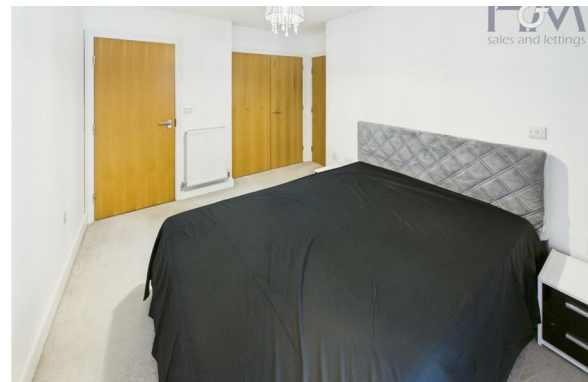
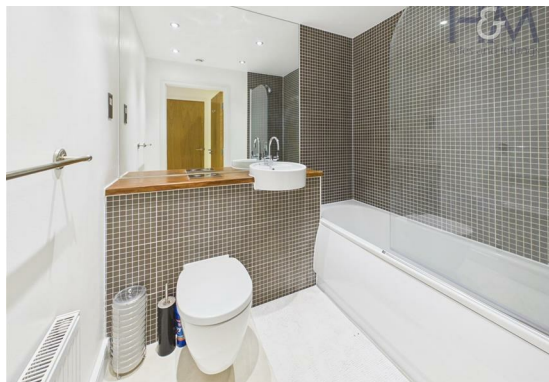


Monument Court Stevenage Hertfordshire SG1 3AE.

Asking Price £230,000



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

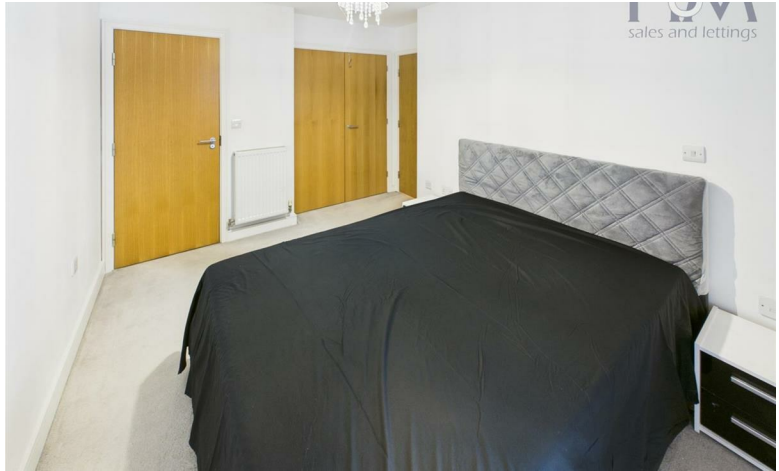
Ground Rent: £380.00 PA

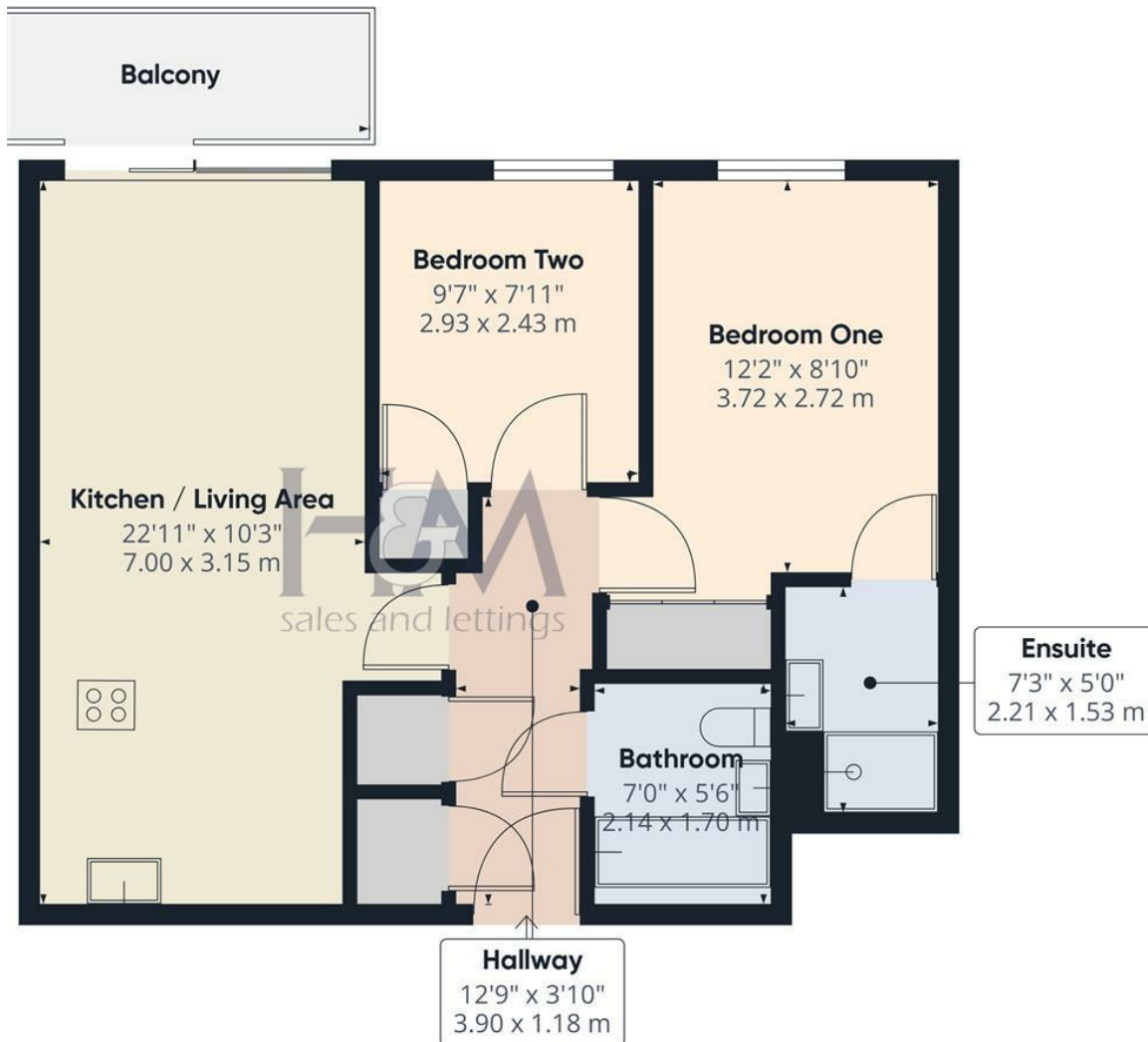
Service Charge: £2400.00 PA

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

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