





BRIARDALE


1 Briardale

Stevenage, SG1 1TP

Price £240,000

 2 Bedrooms

 1 Bathrooms

 1 Reception Rooms

 EPC Rating Band C

A much improved and spacious two bedroom ground floor flat, with its own private garden. Situated in a highly desirable location within a 10 minute walk to the Stevenage town centre, ASDA supermarket, a number of other amenities and the Stevenage mainline railway station which offers fast links into London Kings Cross.

The flat is within a block of only two properties, has no communal entrance but instead two separate private entrances, which allows for a very low service charge and ground rent.

Upon entry through one entrance you open into the lobby which houses the combi boiler (installed around 6 years ago), offers ample space for coat and shoe storage and has a door which opens into the kitchen. The large kitchen has plenty of base and eye level storage, a door into the large lounge and door out to the private and secluded GARDEN. The lounge is a great size and more than enough room to accommodate a dining table and chairs, a door to an additional porch entrance, storage which is located under the staircase of the above flat and a door to an inner hallway which gives access to both bedrooms and the modern family bathroom.

Outside you have a well maintained communal front garden, a totally secluded and private rear garden and parking on street on a first come first served basis.

LEASE INFORMATION - 121 Years approx. remaining - £10pa Ground Rent - £599.92pa approx. Service Charge. Paid quarterly.

(EPC C - Council Tax Band - B - Stevenage Borough Council)



- Two bedroom ground floor flat
 - Great location within walking distance to the town centre and Stevenage railway station
 - Personal front door with no internal communal areas
 - Inner lobby and storage space
 - Spacious kitchen
 - Large lounge with ample space for dining
 - Two double bedrooms with modern family bathroom
 - Private and secluded rear garden
 - Parking on street on a first come first served basis
 - Long lease and low service charges
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What makes it special...





Additional/Material Information

- Local Authority is Stevenage
- Council tax Band B
- Tenure – Leasehold
- Mains Gas, Water, Electricity

Approximate Gross Internal Area = 64.1 sq m / 690 sq ft
(Including External Cupboard)

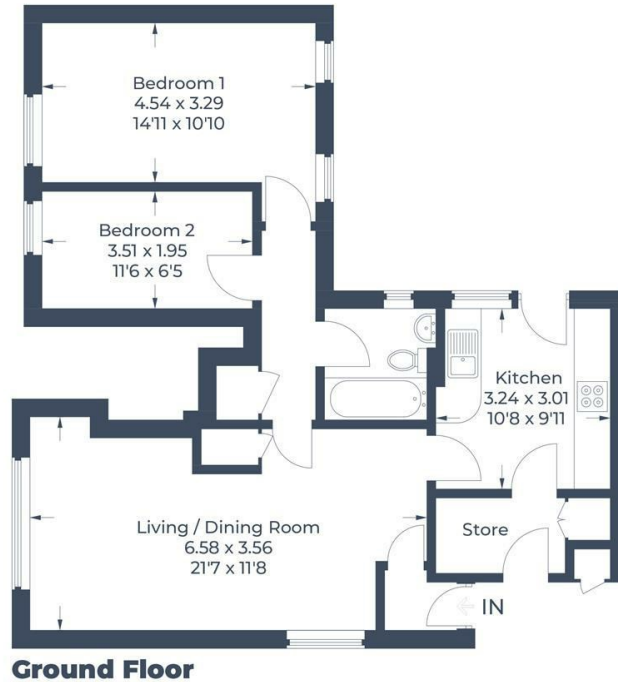
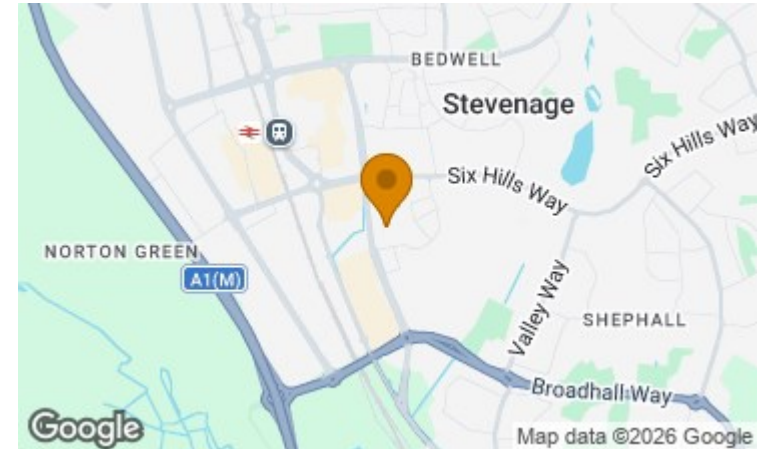


Illustration for identification purposes only,
measurements are approximate, not to scale.
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While we believe the details provided to be correct, we do not guarantee their accuracy. Prospective buyers should verify all information independently before making any decisions. No responsibility is taken for any errors, omissions, or misstatements.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

CHANDLERS

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