



Connells

Gunnells
Fairview Road Stevenage

Gunnells

Fairview Road Stevenage SG1 2FY

for sale
£285,000



Property Description

We are delighted to present to the market a rarely available top floor purpose built apartment with two double bedrooms, built in 2016 & located in a secure gated development on Fairview Road. The property is within easy reach of the mainline station serving London and both the Old Town & New Town centres with all it's amenities, shops, bars & restaurants.

The apartment benefits from gas radiator heating, double glazing, secure entry system, spacious living room, modern fitted kitchen with integrated appliances & modern 4 piece bathroom. Outside there is an allocated parking space and visitors spaces.

Being chain free, the apartment presents a smooth & straightforward buying process, with early completion available. This apartment in Gunnells is a fantastic opportunity for anyone looking for a comfortable and convenient home in Stevenage.

IMMEDIATE VIEWING HIGHLY
RECOMMENDED

Communal Entrance Hall

Entry via secure system, stairs leading to second floor with private door to

Entrance Hall

Store cupboard & doors to

Living Room

15' 4" max x 11' 4" (4.67m max x 3.45m)

Radiator, UPVC double glazed window to side

Kitchen

13' 6" x 7' 2" (4.11m x 2.18m)

Fitted range of floor & wall mounted store units with drawers & work tops over, integrated appliances includes washing machine, microwave, fridge, freezer, oven with four ring hob & fan over. Single bowl sink with mixer tap & drainer, radiator & UPVC double glazed window to side

Bedroom One

13' 1" x 12' 4" max (3.99m x 3.76m max)

Radiator, skylight & UPVC double glazed window to side

Bedroom Two

14' 4" x 12' 3" max (4.37m x 3.73m max)

Radiator, skylight, UPVC double glazed window to side

Bathroom

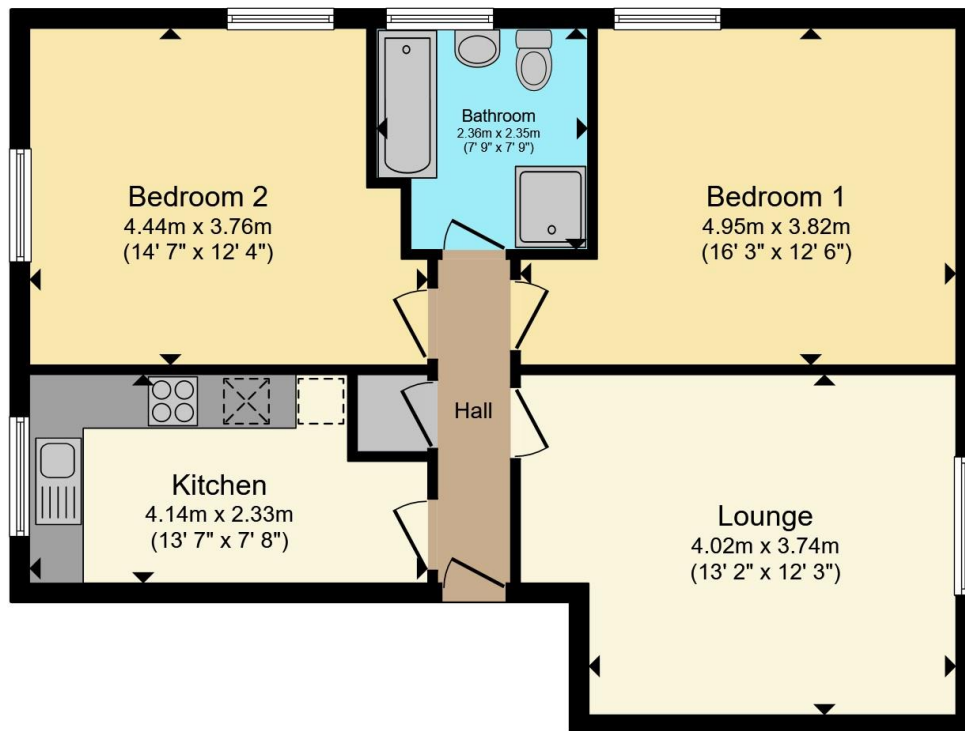
Modern 4 piece suite comprising low level WC, wash hand basin with mixer tap, panel bath with mixer tap, tiled walk in shower enclosure, heated towel rail, dual aspect UPVC double glazed windows to rear

Outside

Parking

Allocated parking space plus visitors spaces





Total floor area 69.9 m² (752 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



To view this property please contact Connells on

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8 Market Place
STEVENAGE SG1 1DB

EPC Rating: B Council Tax
Band: C

Service Charge:
1411.42

Ground Rent:
250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/STV312454

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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