



Howarde Court, Stevenage, SG1 3DF

£265,000



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## Howarde Court, Stevenage

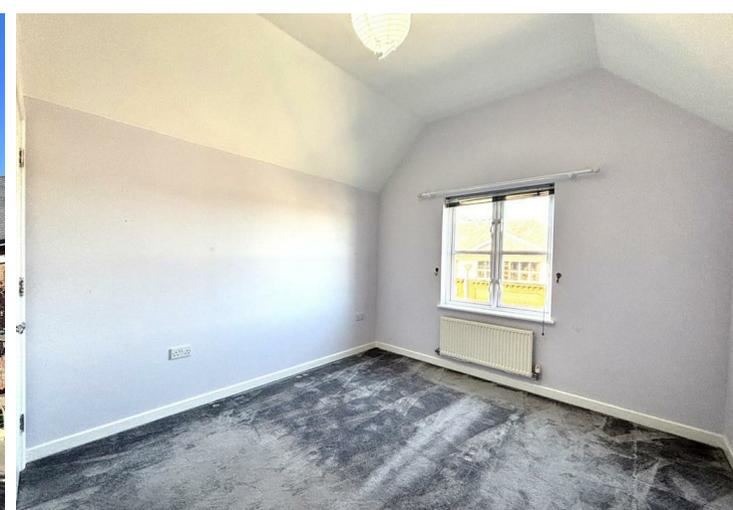
**\*\*CHAIN FREE - PRIME LOCATION - WALKING DISTANCE TO TRAIN STATION\*\***

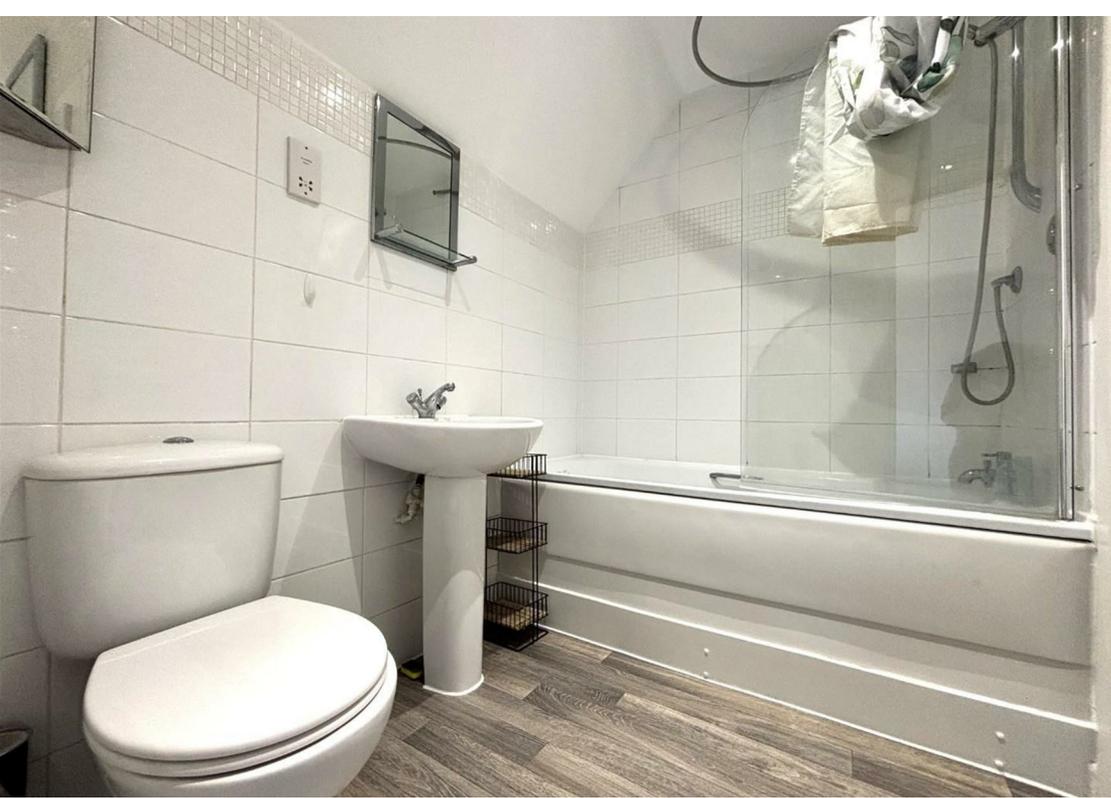
Welcome to Howarde Court, a highly regarded courtyard development in the heart of Stevenage's vibrant Old Town, offering the added security of electric automated gates. This modern flat provides a stylish and comfortable living space, ideal for individuals, couples, or small families seeking a contemporary home in a sought-after location.

The property features two well-proportioned bedrooms, each designed to provide a calm retreat and flexible enough to suit various furniture layouts, making them perfect for both personal use or accommodating guests.

The bathroom is sleek and functional, thoughtfully designed with modern fittings to provide both comfort and convenience.

Further enhancing the appeal is allocated parking for one vehicle within the secure gated courtyard, ensuring both ease and peace of mind.





**Communal Entrance:**

Accessed via secure door with steps to second floor.

**Entrance Hall:**

Intercom system, loft access, storage cupboard and doors to:

**Open Plan Living Area:**

Dual aspect double glazed window to side, three radiators, cupboard and opening to:

**Open Plan Kitchen:**

Fitted with a range of base and wall mounted units with contrasting roll edge surface incorporating single bowl stainless steel sink with mixer tap and drainer, four ring gas hob with extractor fan over, appliance space for washing machine and fridge/freezer, double glazed window to side.

**Bedroom One:**

Double glazed window to side, radiator and wardrobe.

**Bedroom Two:**

Double glazed window to side and radiator.

**Jack and Jill Bathroom:**

Accessed via bedroom one and entrance hall, three piece suite comprising low level WC, pedestal wash hand basin with mixer tap, panel enclosed bath, tiled throughout and radiator.

**Parking:**

Allocated parking for one car.

**Tenure:**

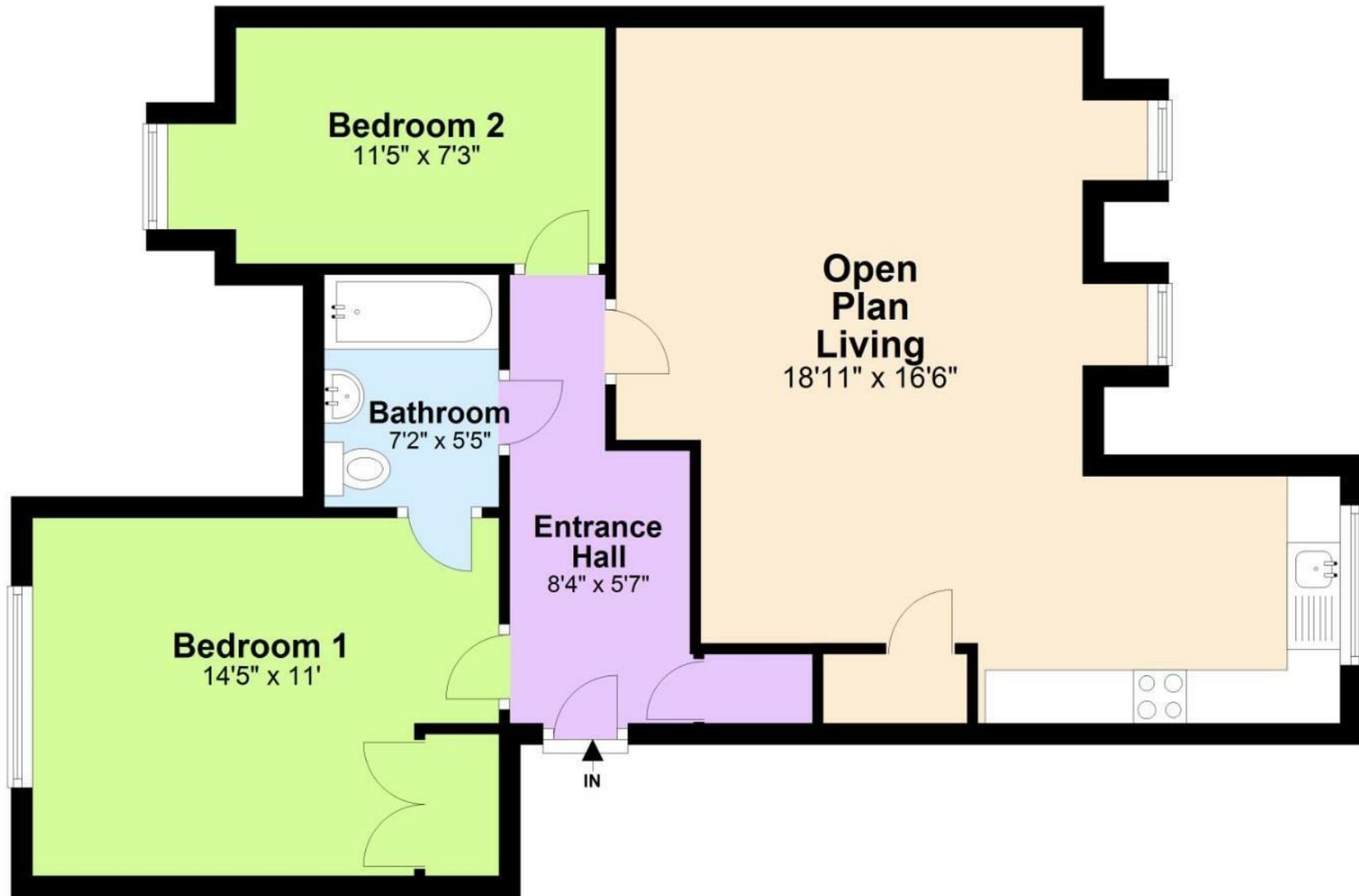
Leasehold. 129 years remaining.

Ground Rent: £309.77

Service Charge: £1,802.51

# Ground Floor

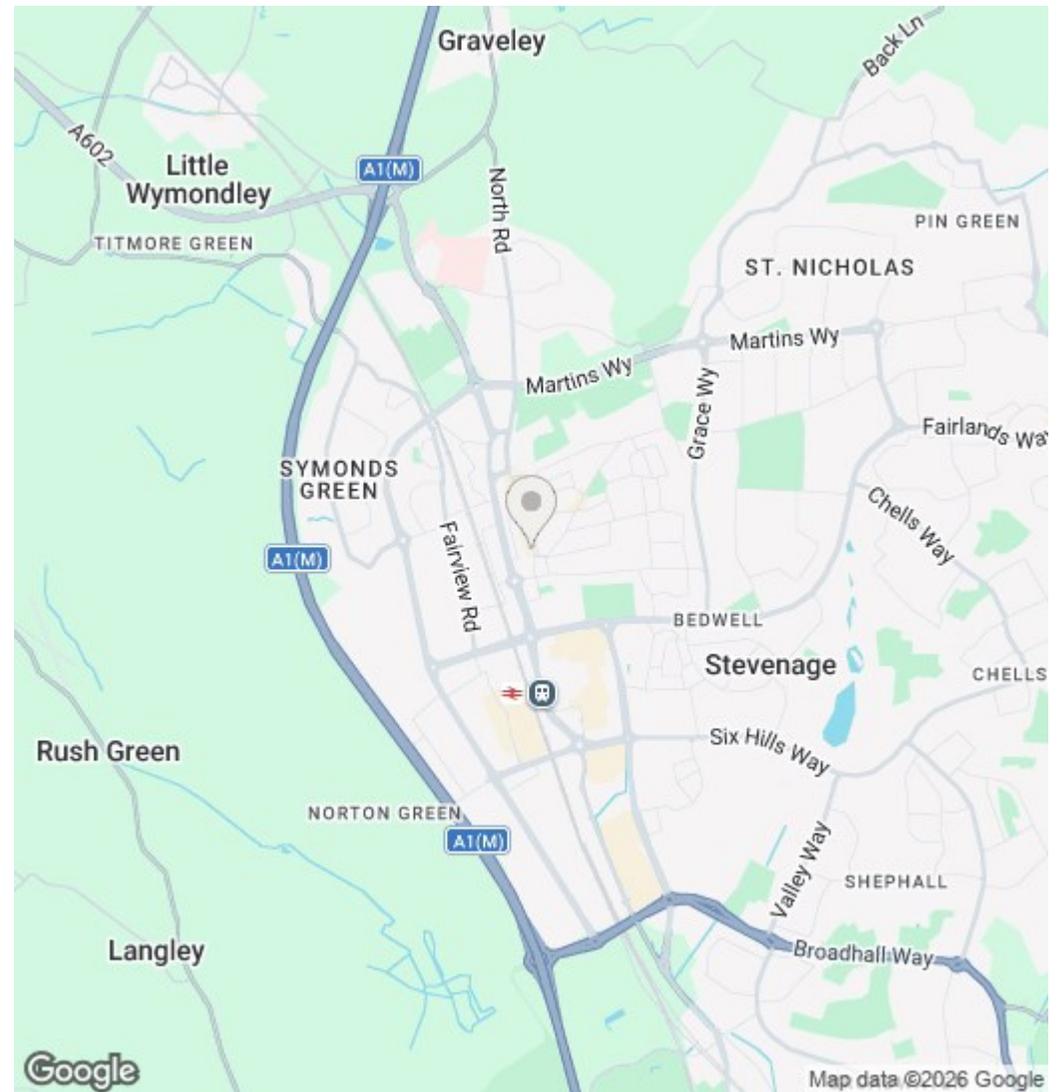
Approx. 723.8 sq. feet



Total area: approx. 723.8 sq. feet

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

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