



Cranbourne Court, Stevenage, SG1 4RE

£230,000



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Cranbourne Court, Ingleside Drive, Stevenage

Ground Floor | Chain Free | Balcony | Two Bedrooms | Ample Storage | 81 Year Lease | Communal Garden

A spacious two bedroom ground floor apartment offered to the market chain free in Ingleside Drive, Stevenage. Located in close proximity to Lister Hospital and 1 mile away to the Historic Stevenage Old Town.

The property comprises a wide entrance hall with two storage cupboards, living/dining room with balcony, kitchen, bathroom and two double bedrooms both with built in storage.

Externally the property offers communal parking & gardens.

Council Tax: Band B with SBC
Lease remaining: 81 years
Service Charges: £1774pa
Ground Rent: £10pa

Stevenage is a town and borough in Hertfordshire boasting extensive travel links across the UK with benefits of both the Historic Old Town and New Town. The Old Town benefits from a good selection of restaurants and cafes, local businesses, Beauty Salons and Schools. The New Town, currently under regeneration, offers a wider range of shopping facilities, Bus Station, Library, Theatre and Arts Centre, Mainline Train Station and adjoining Leisure Complex with various restaurants and entertainment amenities.

Stevenage Train Station boasts a direct train link to London Kings Cross, Gatwick Airport and Northern Towns such as Leeds and Newcastle. Stevenage offers two access junctions to the A1M, 29 miles from London.





Entrance Hall:
Double storage cupboard, single storage cupboard, doors to:

Living/Dining Room:
15'7" x 10'4"
Double glazed window to front aspect, door to balcony, radiator.

Kitchen:
9'2" x 13'11"
Double glazed window to rear aspect, range of wall and base units, tiled splashbacks, space for washing machine, fridge/freezer and cooker.

Bedroom One:
9'2" x 15'6"
Double glazed bay window to rear aspect, carpet, double length storage cupboard, radiator

Bedroom Two:
9'2" x 12'2"
Double glazed window to front aspect, double length storage cupboard, carpet, radiator

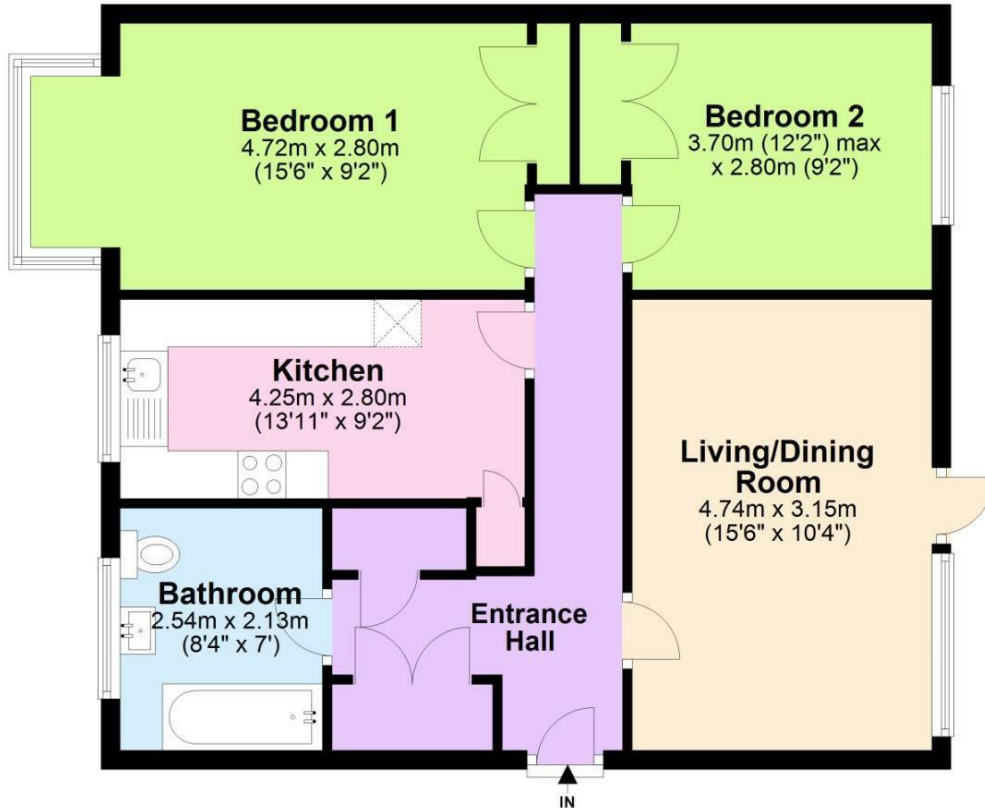
Bathroom:
8'4" x 7'0"
Double glazed window to rear aspect, low level WC, wash hand basin, panel bath with shower over, heated towel radiator

Garage:
With up and over door located nearby.

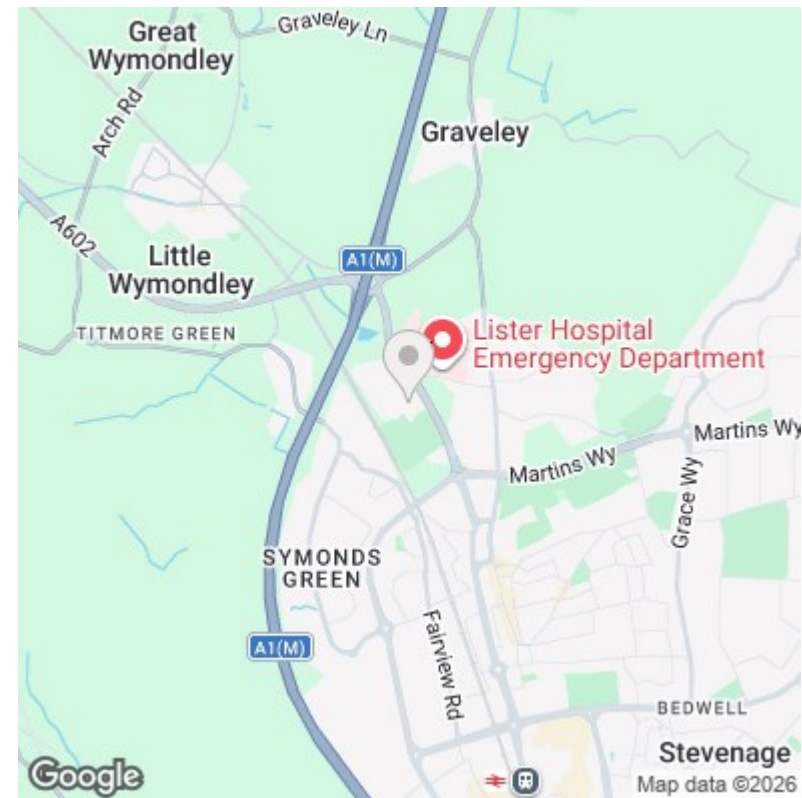
Tenure:
Leasehold. 81 years left.
Ground Rent - £10 per annum
Service Charge - £1,774 per annum

Ground Floor

Approx. 65.9 sq. metres (709.8 sq. feet)



Total area: approx. 65.9 sq. metres (709.8 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	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. The measurements indicated are supplied for guidance only and must be considered incorrect.
- 3: Potential buyers are advised to recheck measurements before committing to any expense. No equipment, fixtures, fittings or services have been checked, it is in the buyers interests to check the working condition of any appliances.
- 4: Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.
- 5: To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers, prior to any offer being formally accepted and a memorandum of sale being issued. We require all buyers to pay a fee of £30 inc vat to Mather Estates. You will then be required to provide your name, address, email, date of birth and ID to our nominated third party to confirm your identity.

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