



Ingleside Drive, Stevenage, SG1 4RG

£240,000



2



1



1

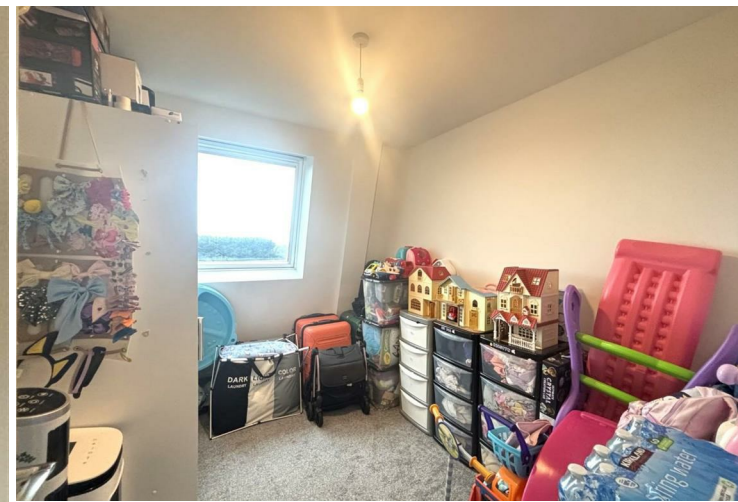
**Tarrant Court, Ingleside Drive,
Stevenage**

Welcome to this charming flat located on Ingleside Drive in the heart of Stevenage. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for first-time buyers or those looking for investment.

The flat features a spacious Open Plan Living/Dining/Kitchen, providing a welcoming space for relaxation and entertaining guests. With two well-proportioned bedrooms, there is ample room for a small family or for those who desire a guest room or home office. The modern shower room has been tastefully designed, ensuring a refreshing start to your day.

One of the standout features of this property is its chain-free status, allowing for a smooth and hassle-free purchase process. Additionally, the flat is within walking distance to local amenities, including shops and Lister hospital.





Communal Entrance:
With stairs to fourth floor and private front door into:

Entrance Hall:
Cupboard and doors to:

Open Plan Living:
19'7 x 13'3
Dual aspect Velux windows, fitted with a range of base and wall mounted units with contrasting roll edge worksurface incorporating one and half bowl sink with mixer tap and drainer, built in oven, four ring hob with extractor fan over, appliance space for washing machine and fridge/freezer, radiator and breakfast bar.

Bedroom One:
13'3 x 10'3
Velux windows to rear and radiator.

Bedroom Two:
9'8 x 9'8
Velux windows to rear, radiator and cupboard.

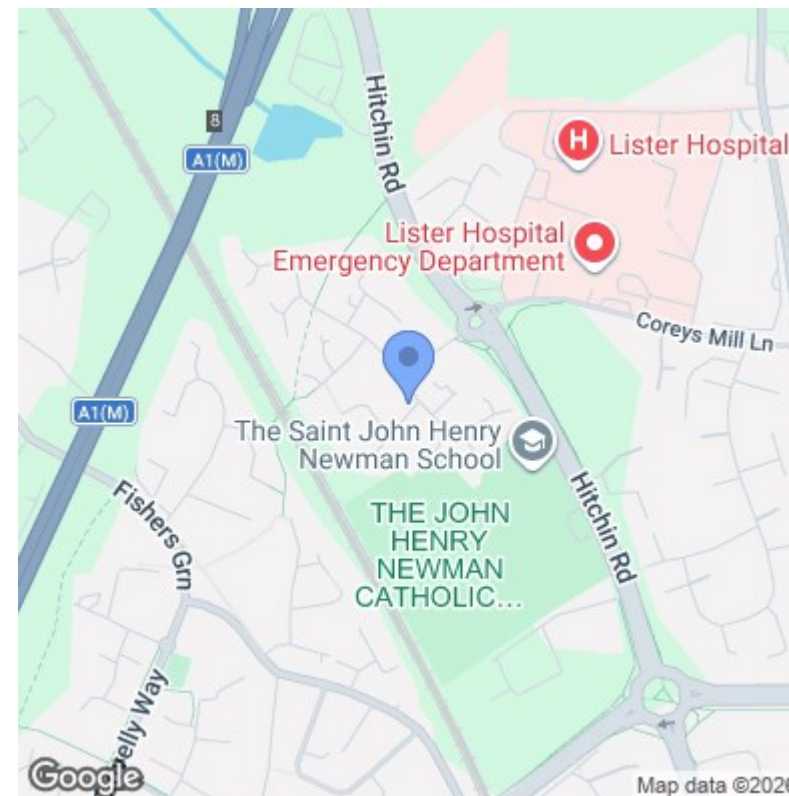
Shower Room:
Modern fitted shower room with low level WC, wash hand basin with mixer tap and tiled walk in shower with mixer tap, chrome heated towel rail and Velux windows to rear.

Tenure:
Leasehold. 119 years remaining.
Ground Rent: £0 per annum
Service Charge: £1,345.12

Fourth Floor Approx. 55.0 sq. metres (592.4 sq. feet)



Total area: approx. 55.0 sq. metres (592.4 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 (CO ₂) 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.
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.

129 High Street, Old Town, Stevenage, Herts, SG1 3HS
01438 748007 | stevenage@matherestates.com