



Admiral Drive, Stevenage, SG1 4GP

£185,000



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**Ringlet Court, Admiral Drive,
Stevenage**

Welcome to this well-presented one-bedroom apartment, ideally situated on the popular Admiral Drive development in Stevenage. Offering modern, low-maintenance living, this property is perfectly suited to first-time buyers, professionals, investors or those looking to downsize.

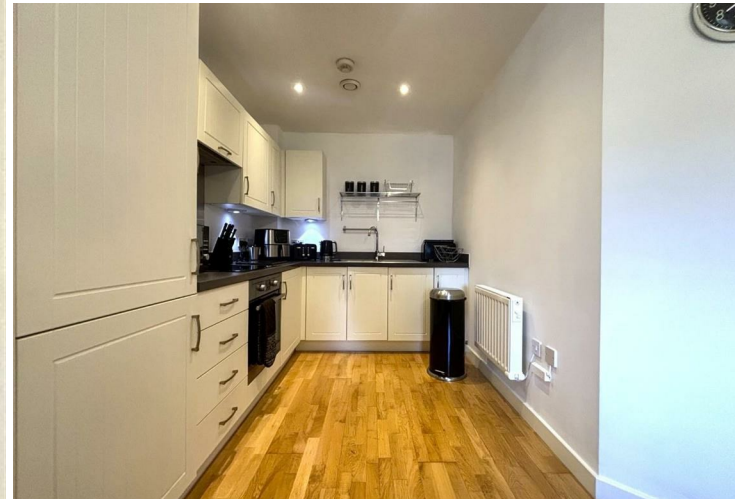
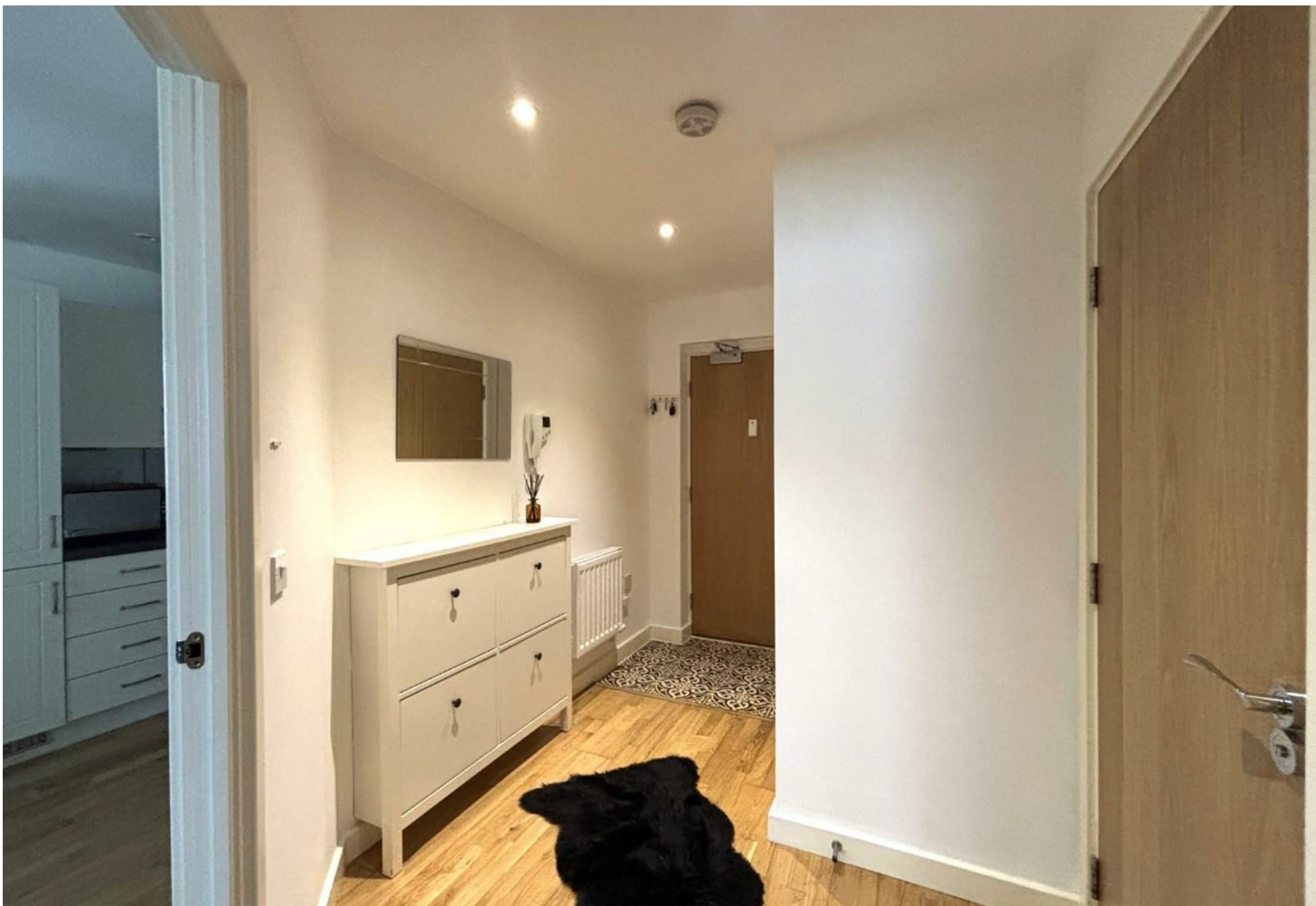
The accommodation centres around a bright and spacious open-plan living area, seamlessly combining the lounge, dining and kitchen spaces to create a sociable and versatile environment, ideal for both everyday living and entertaining. Large windows allow plenty of natural light to flood the room, enhancing the sense of space.

The generous double bedroom provides a comfortable and peaceful retreat, while the contemporary bathroom is finished to a modern standard and offers both style and practicality.

Further benefits include an allocated parking space, double glazing and a highly convenient location.

Positioned within easy reach of Stevenage town centre, the mainline railway station with direct links to London King's Cross, local shops, supermarkets, parks and excellent road links including the A1(M), this apartment offers the perfect combination of convenience and modern living.





Communal Entrance:

Secure entry system with doors leading to private front door to:

Entrance Hall:

Cupboard and doors to:

Living/Dining Room:

11'11 x 11'2

Dual aspect UPVC double glazed window to rear and side, and opening to:

Kitchen:

7'9 x 7'4

Fitted with a range of base and wall mounted units with contrasting roll edge worksurface incorporating sink with mixer tap and drainer, built in oven, fridge, freezer, four ring hob with extractor fan over and radiator.

Bedroom:

14'2 x 9'3

UPVC double glazed window to rear, radiator and built in wardrobe.

Bathroom:

10'3 x 6'8

Three piece suite comprising low level WC, wash hand basin with mixer tap and panel enclosed bath with mixer tap, chrome heated towel rail.

Allocated Parking:

Allocated parking space for one car.

Tenure:

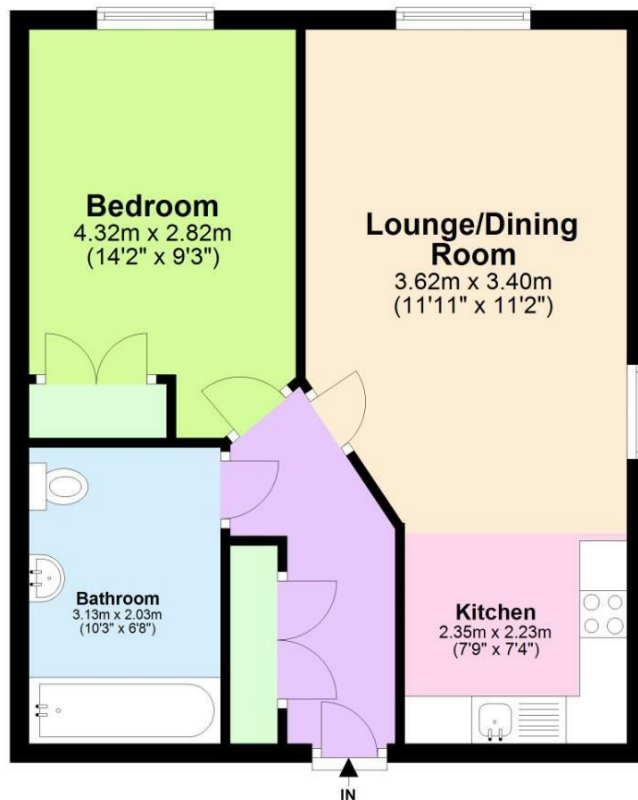
Leasehold. 139 Years remaining

Ground Rent: £253 per annum

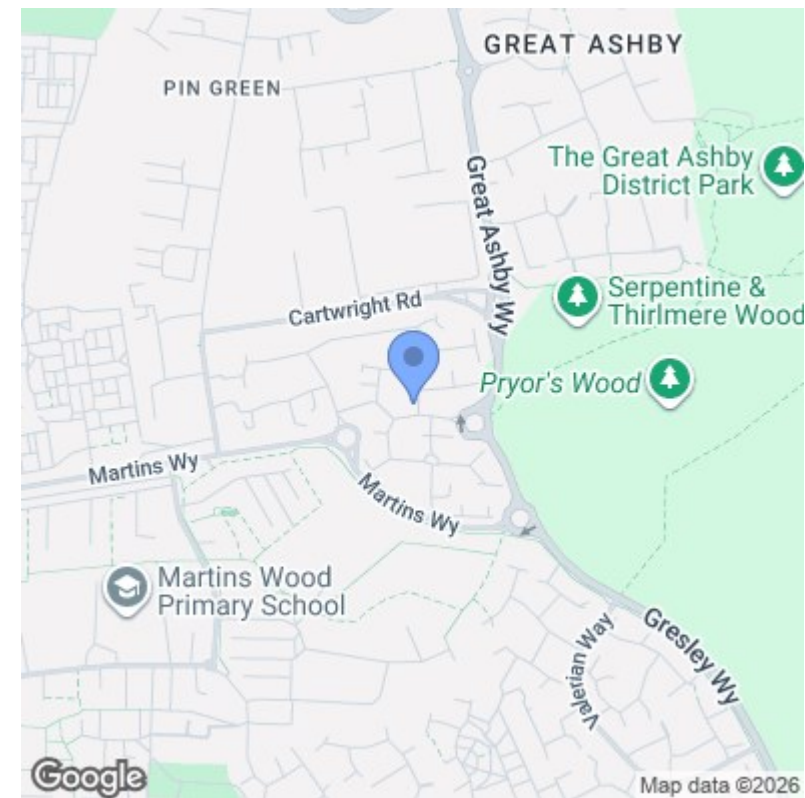
Service Charge: £1,740.61 per annum

Ground Floor

Approx. 47.8 sq. metres (514.2 sq. feet)



Total area: approx. 47.8 sq. metres (514.2 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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