



Giles Crescent, Stevenage, SG1 4GS

**£270,000**



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**Copeland House, Giles Crescent,  
Stevenage** PRICE £270,000 - £280,000\*\*

CHAIN FREE for this modern third-floor flat located on the desirable Giles Crescent in Stevenage. Built in 2019, this property offers a contemporary living experience, perfect for those seeking comfort and convenience.

The flat features a spacious kitchen/living/dining room, ideal for relaxing or entertaining guests. With two well-proportioned bedrooms, there is ample space for a comfortable home. The property also boasts a family bathroom and ensuite to master bedroom, providing added convenience and privacy for residents.

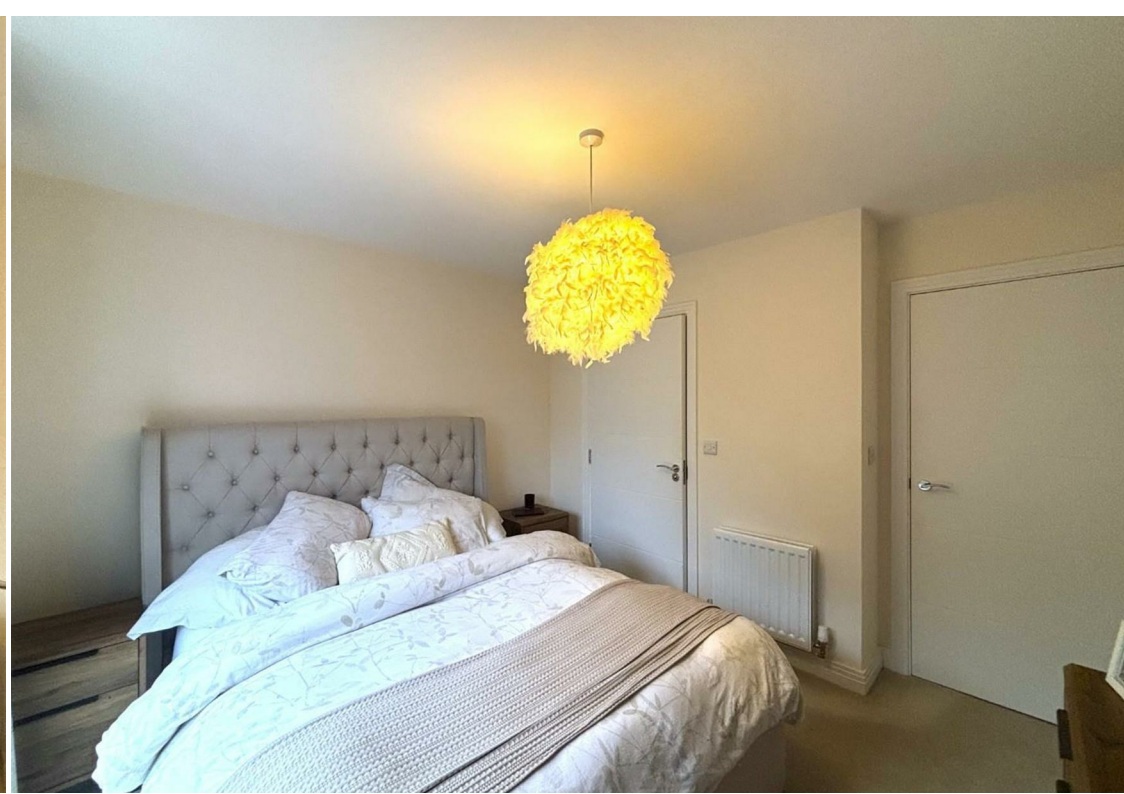
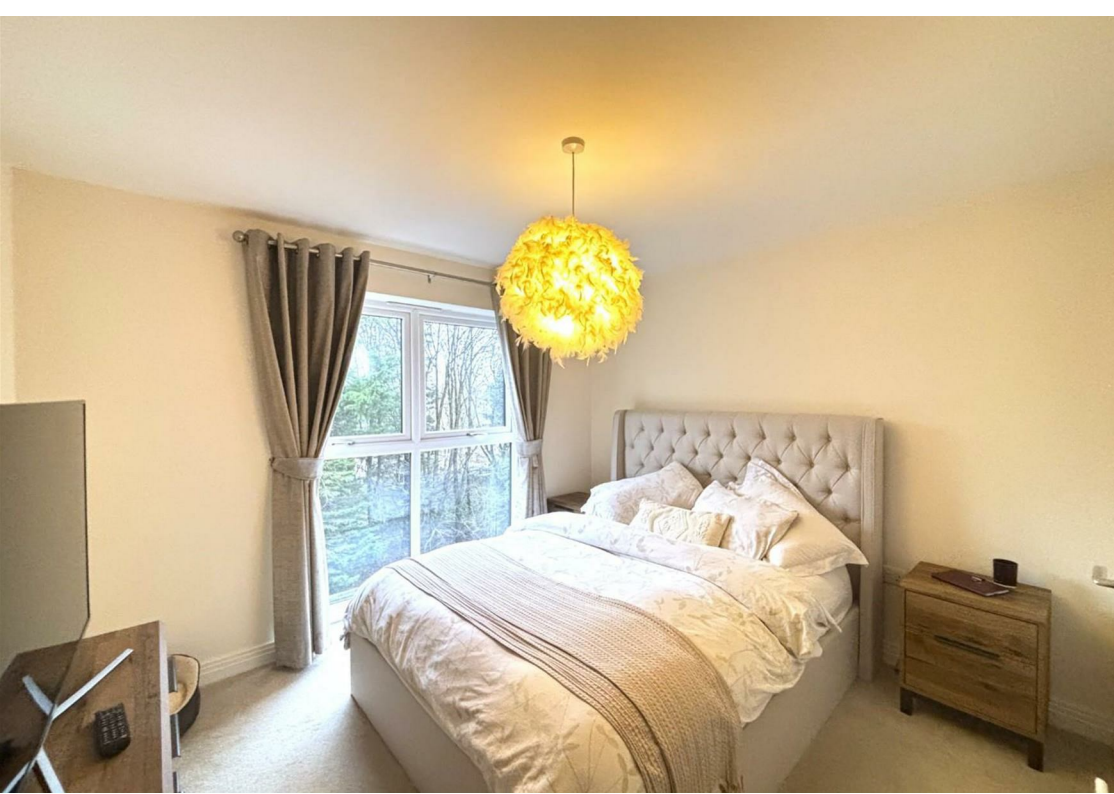
One of the key benefits of this flat is the allocated parking space for one vehicle, a valuable asset in this bustling area. The modern design and thoughtful layout make this property an attractive option for anyone looking to settle in a vibrant community.

Copeland House is well-positioned, offering easy access to local amenities, transport links, and green spaces, making it an ideal choice for those who appreciate both urban living and the tranquility of nature.

This flat is a wonderful opportunity for first-time buyers or investors alike. Do not miss the chance to make this stylish property your new home.











**Communal Entrance:**

Access via secure entry system with stairs and lift to third floor with private front door to:

**Entrance Hall:**

Storage cupboard, radiator, entry phone and doors to:

**Kitchen/Dining/Living Room:**

21'9 x 15'10

Fitted with a contemporary range of base and wall mounted units with contrasting roll edge worksurface incorporating one and half bowl stainless steel sink with mixer tap and drainer, four ring hob with extractor fan over, built in oven and washing machine, appliance space for fridge/freezer, radiator, UPVC double glazed window to front and doors opening to:

**Balcony:**

West facing balcony.

**Bedroom One:**

11'1 x 11'

UPVC double glazed window to front, radiator and door to:

**Ensuite:**

Low level WC, wash hand basin with mixer tap, walk in shower cubicle with mixer tap, tiled throughout, chrome heated towel rail.

**Bedroom Two:**

11' x 8'2

UPVC double glazed window to front and radiator.



**Bathroom:**

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

**Allocated Parking:**

For one car.

**Tenure:**

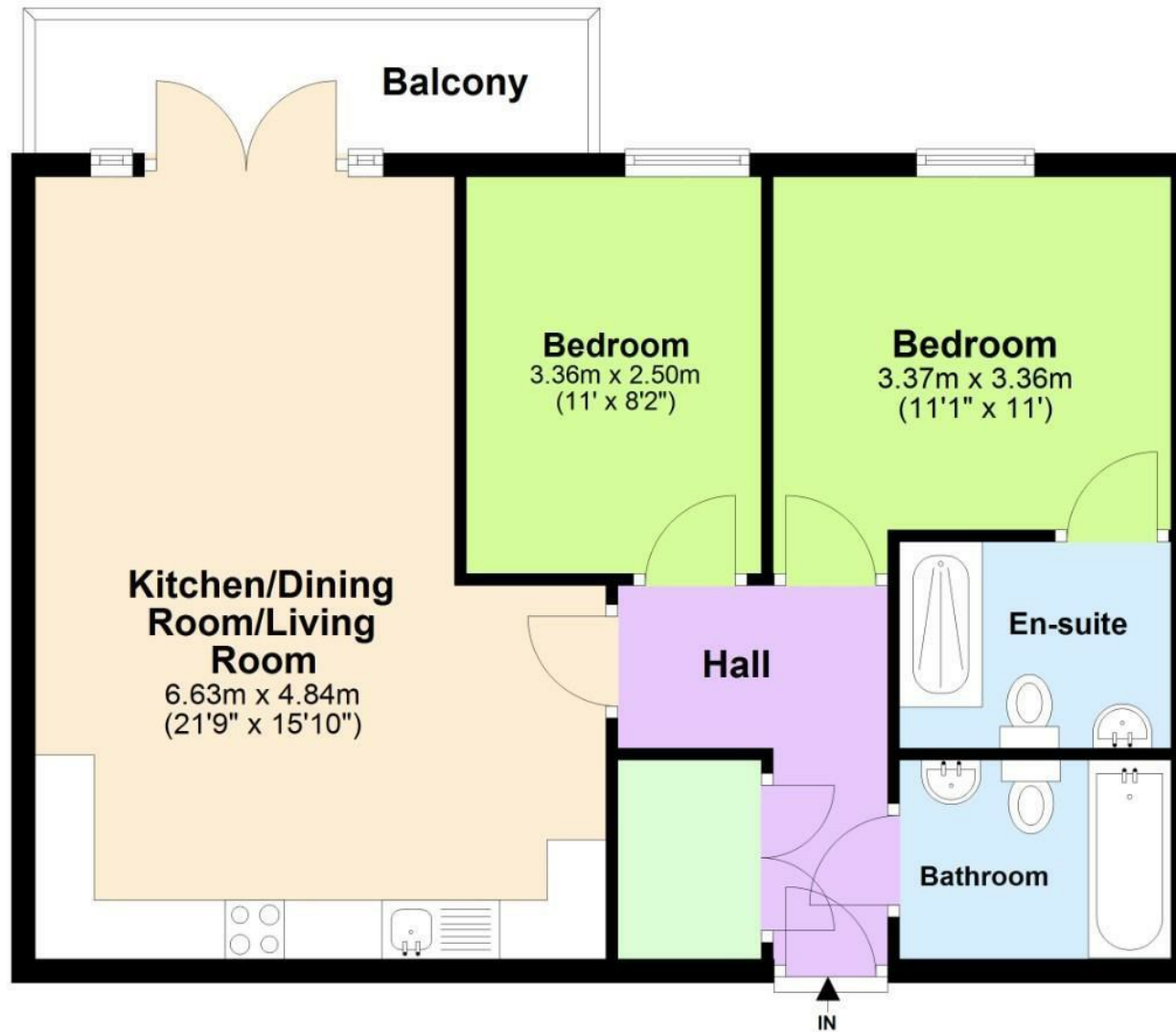
Leasehold. 117 years remaining.

Service Charge: £1,089.96 per annum


Ground Rent: Nil


## Third Floor

Approx. 63.8 sq. metres (687.0 sq. feet)



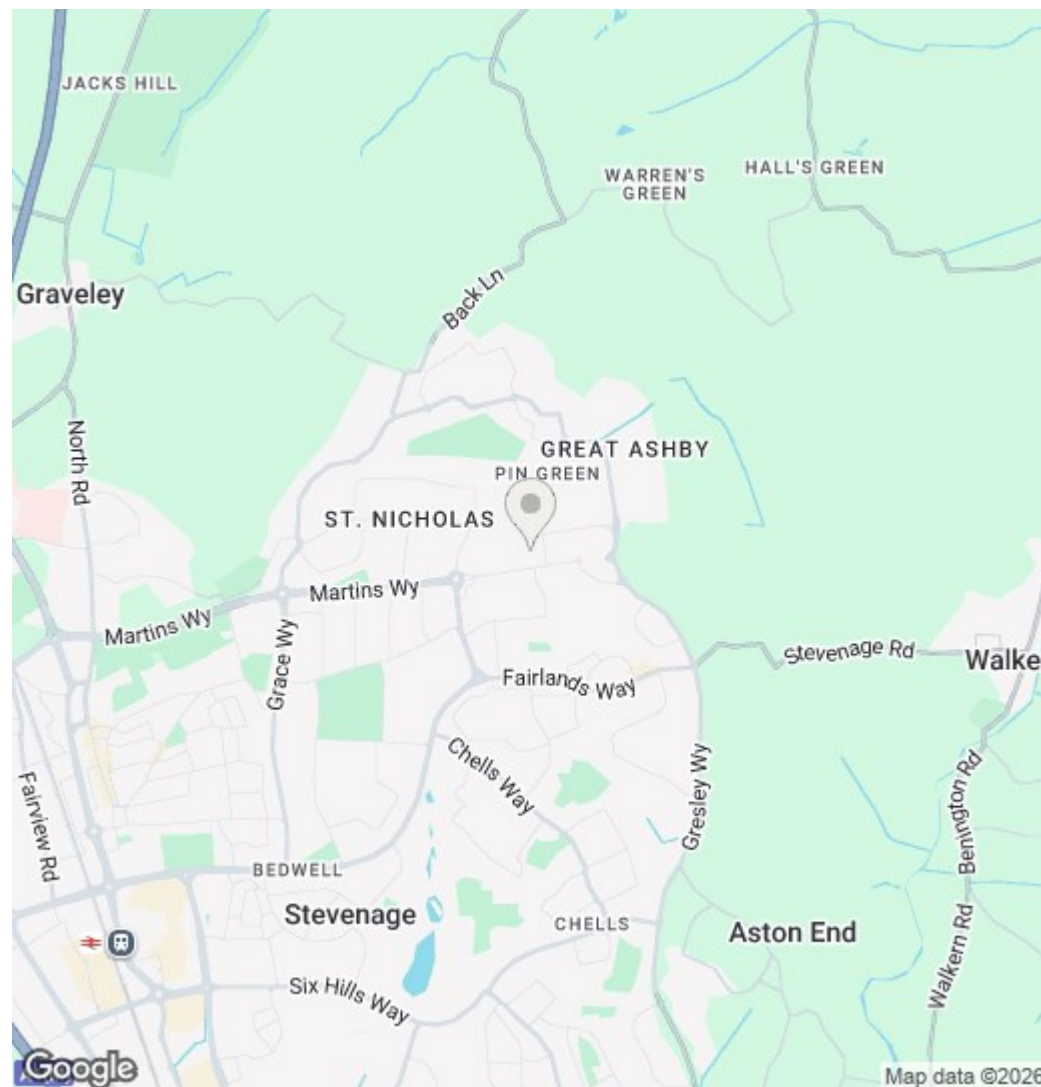
Total area: approx. 63.8 sq. metres (687.0 sq. feet)

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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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.
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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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