



Monument Court, Stevenage, SG1 3AD

£230,000



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# Monument Court, Stevenage

**\*\*CHAIN FREE - WALKING DISTANCE TO TRAIN STATION - ALLOCATED PARKING\*\***

Welcome to this modern flat located in Monument Court, Stevenage. This delightful property boasts two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable space to call home.

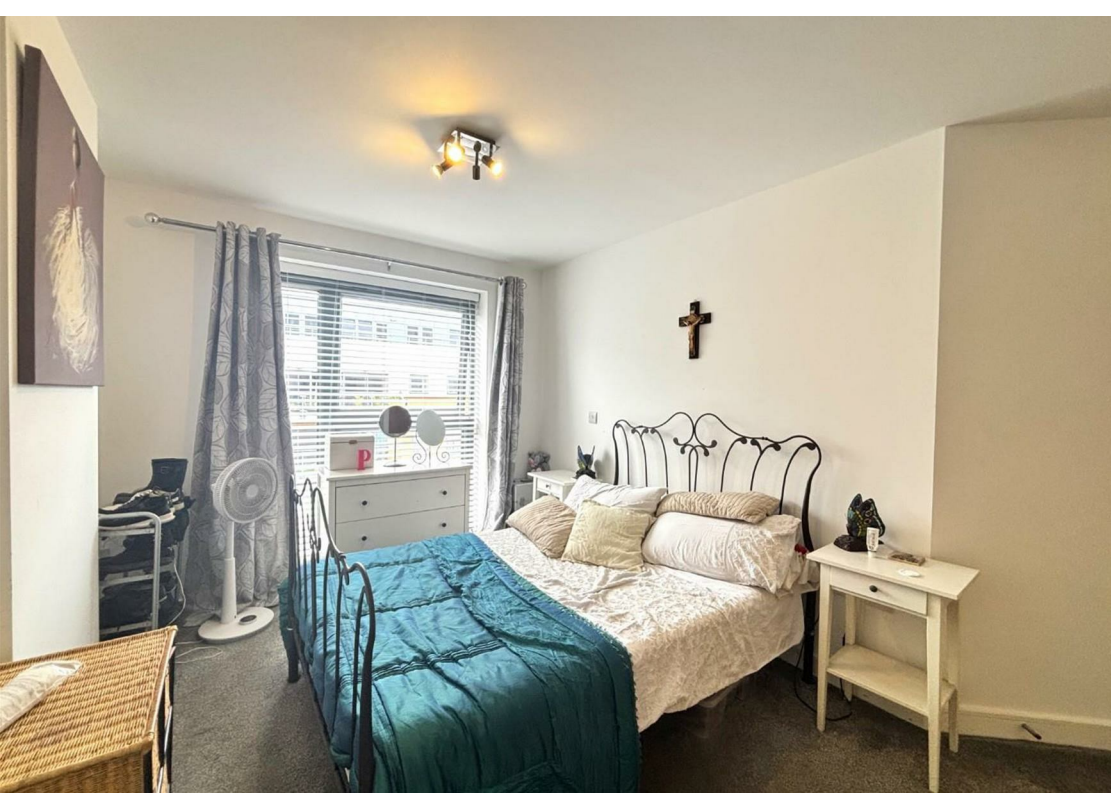
With two bathrooms, convenience is at the forefront of this property, ensuring that morning routines and guest visits are effortlessly managed. The flat's modern design offers a fresh and inviting atmosphere, allowing you to move in with ease and make it your own.

Situated in the historic old town of Stevenage, this property benefits from a vibrant community and is within close proximity to a variety of local amenities. Whether you fancy a leisurely stroll to nearby shops, cafes, or parks, everything you need is just a stone's throw away. Additionally, the convenience of being close to the train station makes commuting to London or other destinations a breeze.

This flat is offered chain free, providing a smooth and straightforward purchasing process. If you are looking for a contemporary living space in a desirable location, this property is certainly worth considering. Don't miss the opportunity to make this lovely flat your new home.











**Communal Entrance:**

With lift and stairs to fourth floor with private front door to:

**Entrance Hall:**

Two cupboards, radiator, intercom system and doors to:

**Kitchen:**

11'7 x 5'7

Fitted with a contemporary range of base and wall units with contrasting roll edge worksurface incorporating one and half bowl stainless steel sink with mixer tap and drainer, built in oven, dishwasher, fridge, freezer and washing machine.

**Living/Dining Room:**

27' x 13'4

Sliding doors opening to balcony and radiator.

**Bedroom One:**

12'7 x 9'

UPVC double glazed window to rear, radiator, built in wardrobes and door to:

**Ensuite:**

Low level WC, wash hand basin with mixer tap, walk in shower with mixer tap, opaque UPVC double glazed window to side and radiator.

**Bedroom Two:**

11'6 x 8'

UPVC double glazed window to rear and radiator.

**Parking:**

Allocated parking for one car.

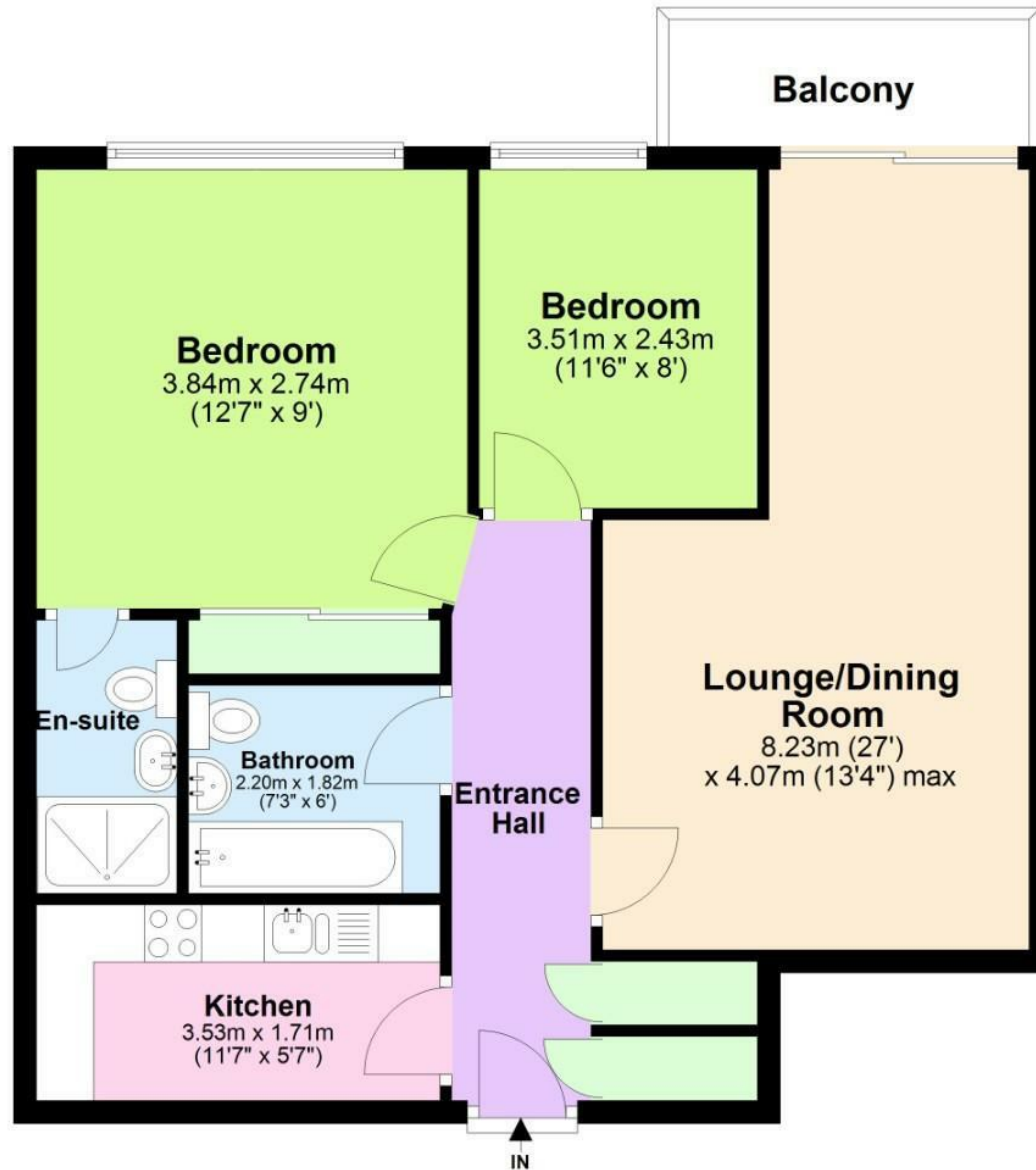
**Tenure:**

Leasehold. 106 years remaining.

Ground Rent - £250 per annum

Service Charge - £2,564 per annum

## Ground Floor

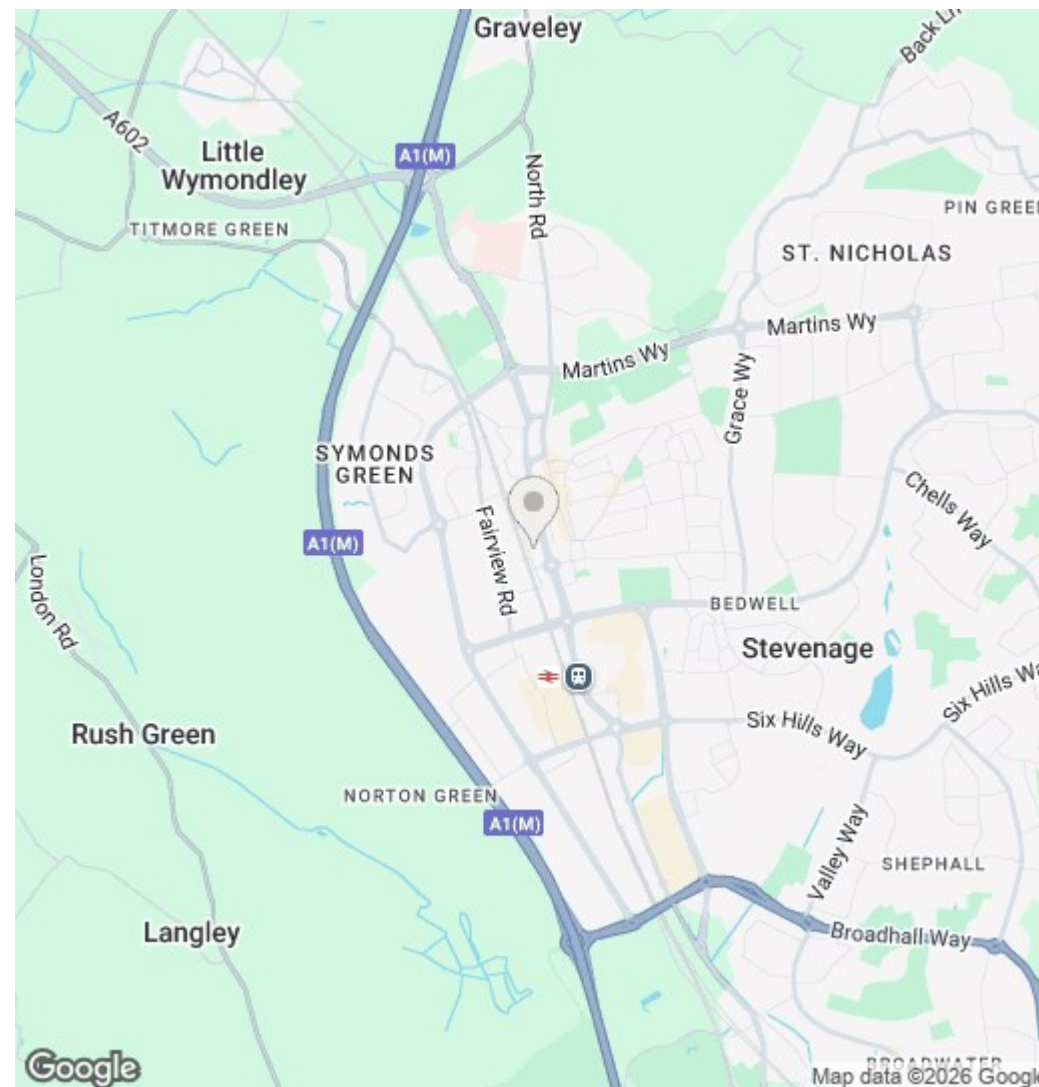


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	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.
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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