



Ingleside Drive, Stevenage, SG1 4RG

£175,000



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**Tarrant Court, Ingleside Drive,
Stevenage**

CHAIN FREE AND WITH A GARAGE

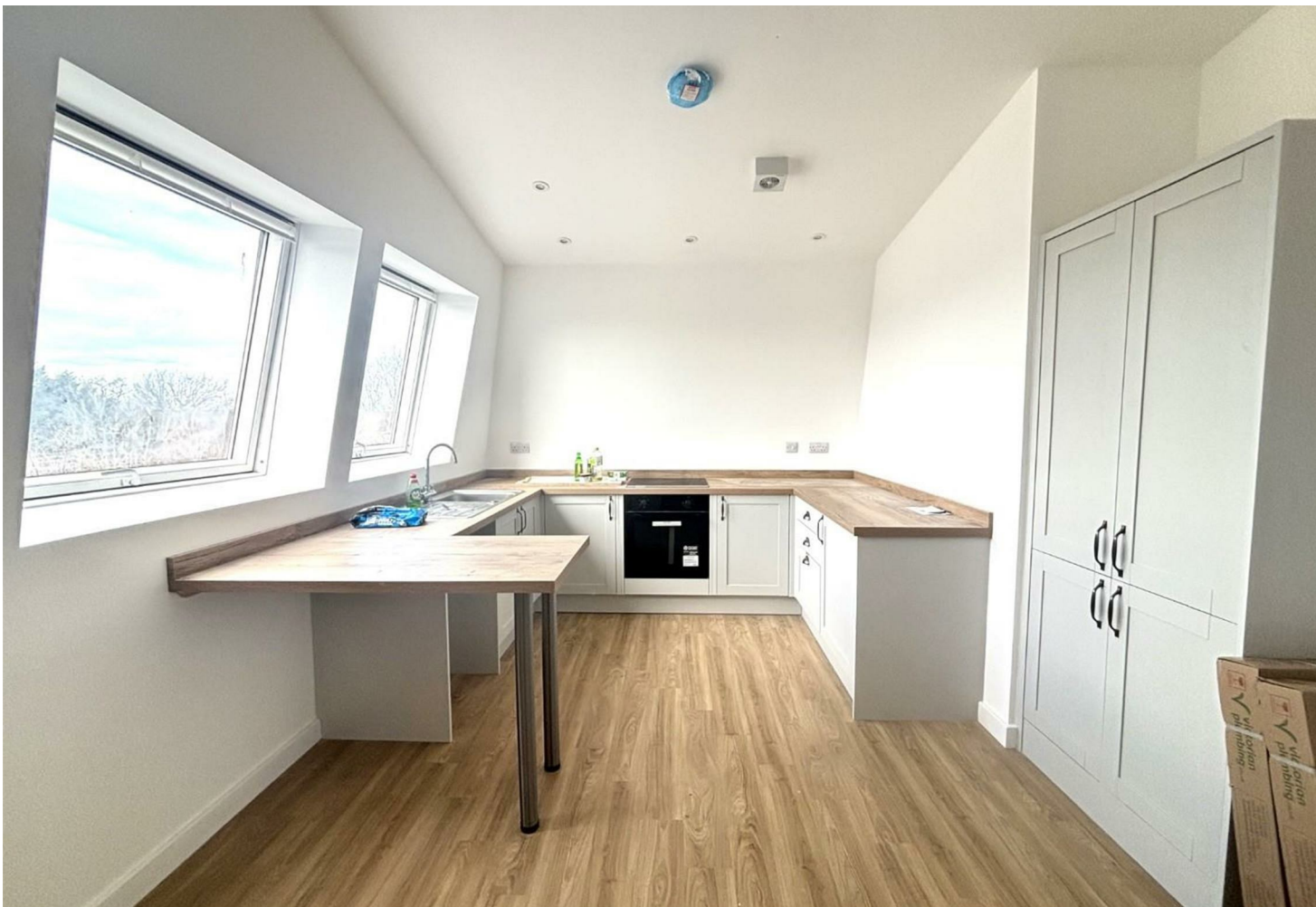
Welcome to this brand new one-bedroom apartment located on Ingleside Drive in the popular town of Stevenage. This modern flat offers a great combination of comfort and contemporary living, making it an ideal home for individuals or couples.

As you enter the property, you are welcomed into a well-proportioned reception room that provides a comfortable space for both relaxing and entertaining. The apartment also benefits from a spacious bedroom, creating a peaceful place to unwind. The bathroom is well presented and finished with modern fittings, offering both style and practicality.

A key feature of the property is the inclusion of a garage, providing useful additional storage space and ideal for bikes, equipment or general storage.

Situated in a sought-after location, the flat is conveniently close to local amenities, parks, transport links and Lister Hospital, ensuring everything you need is within easy reach. Whether you are a first-time buyer or looking to downsize, this property presents a fantastic opportunity to enjoy modern living in a thriving community.





Communal Entrance:
With stairs to third floor and private front door to:

Entrance Hall:
9'38" x 4'74"
Storage heater and doors to:

Open Plan Kitchen/Living Room:
15'8" x 11'77"
Contemporary kitchen with a range of base and wall units, built in oven and induction hob, sink with mixer tap, two double glazed UPVC velux windows.

Bedroom:
11' x 7'6"
Double glazed UPVC velux window and heater.

Shower Room:
Low level WC, walk in shower with rainfall shower head, vanity unit sink and mixer tap, double glazed UPVC velux window.

Parking:
Permit Car Park for Residents Only.

Garage:
With up and over door.

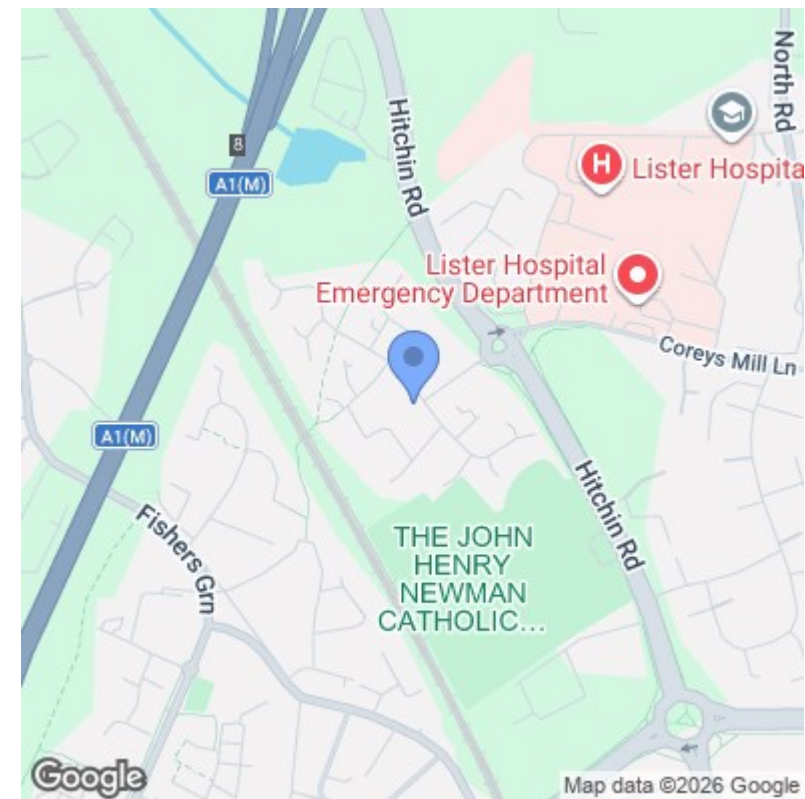
Tenure:
Leasehold. 999 years remaining.
Ground Rent: £0 per annum
Service Charge: £1,345.12 per annum.

Ground Floor

Approx. 32.0 sq. metres (344.4 sq. feet)



Total area: approx. 32.0 sq. metres (344.4 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 (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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