Burghley Close, Stevenage, SG2 8SZ

£220,000

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The Elms, Burghley Close, Stevenage

Welcome to this charming ground floor flat located in the desirable area of Bragbury End, Stevenage. This well-presented property offers a delightful living space that is both bright and airy, making it an inviting home for individuals or small families.

The flat features two comfortable bedrooms, providing ample space for relaxation and rest. The reception room is a perfect area for entertaining guests or enjoying quiet evenings at home. The layout is practical and functional, ensuring that every corner of the flat is utilised effectively.

One of the standout features of this property is the convenience of having a garage. This is a rare find in such a popular location, making it easier for you to come and go as you please.

The long lease adds to the appeal, offering peace of mind for potential buyers or renters. The surrounding area is known for its community spirit and accessibility, making it an ideal choice for those looking to settle in a friendly neighbourhood.

In summary, this ground floor flat at The Elms is a wonderful opportunity to acquire a well-maintained home in a sought-after location. With its bright interiors, practical layout, and added benefits of a garage, it is sure to attract interest. Do not miss the chance to make this lovely property your own.

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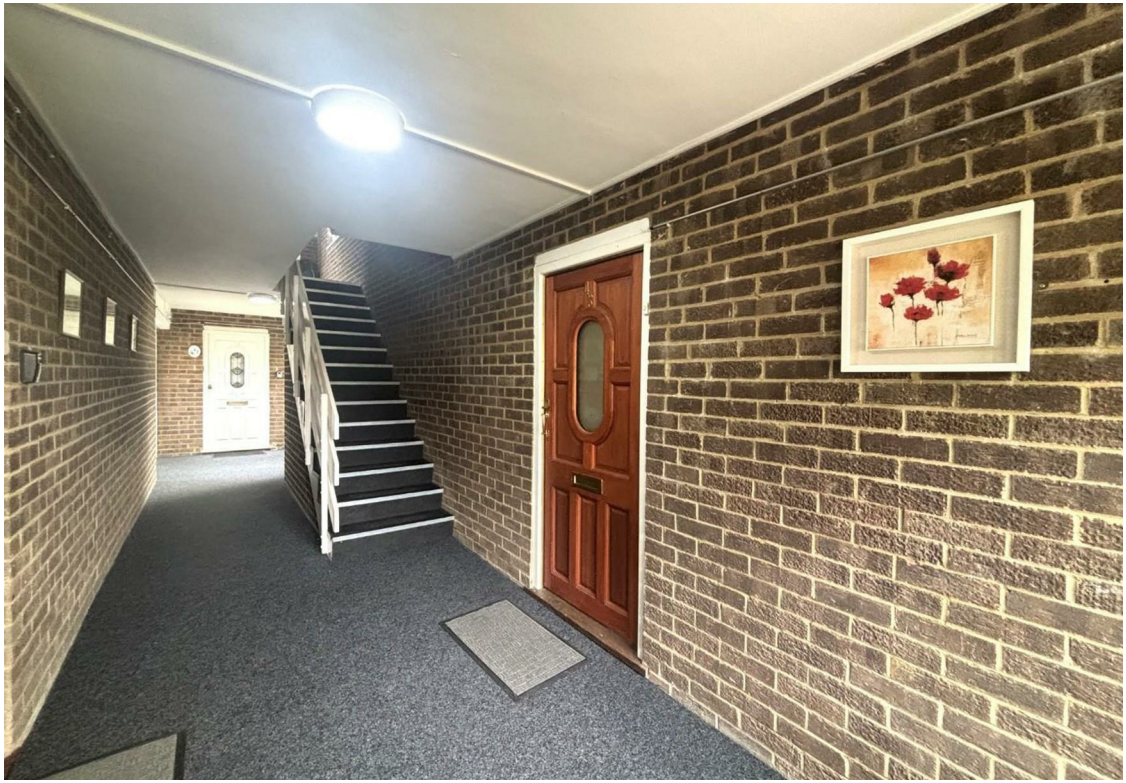


Communal Entrance:
Secure entry phone system through communal door with private from door to:

Entrance Hall:
Radiator, cupboard and doors to:

Living/Dining Room:
17'4 x 10'4
Dual aspect UPVC double glazed windows to side and radiator.

Kitchen:
10'3 x 7'1
Fitted with a range of base and wall units with contrasting roll edge worksurface incorporating single bowl with mixer tap and drainer, four ring hob with extractor fan over, built in oven, appliance space for fridge/freezer, dishwasher and washing machine, wall mounted gas boiler, tiled throughout and UPVC double glazed window to side.

Bedroom One:
11'8 x 10'3
UPVC double glazed window to side and radiator.

Bedroom Two:
13'7 x 8'8
UPVC double glazed window to side, radiator and built in wardrobe.

Shower Room:
6'11 x 6'3
Low level WC, wash hand basin with mixer tap, walk in shower with mixer tap, tiled throughout, chrome heated towel rail and opaque UPVC double glazed window to side.

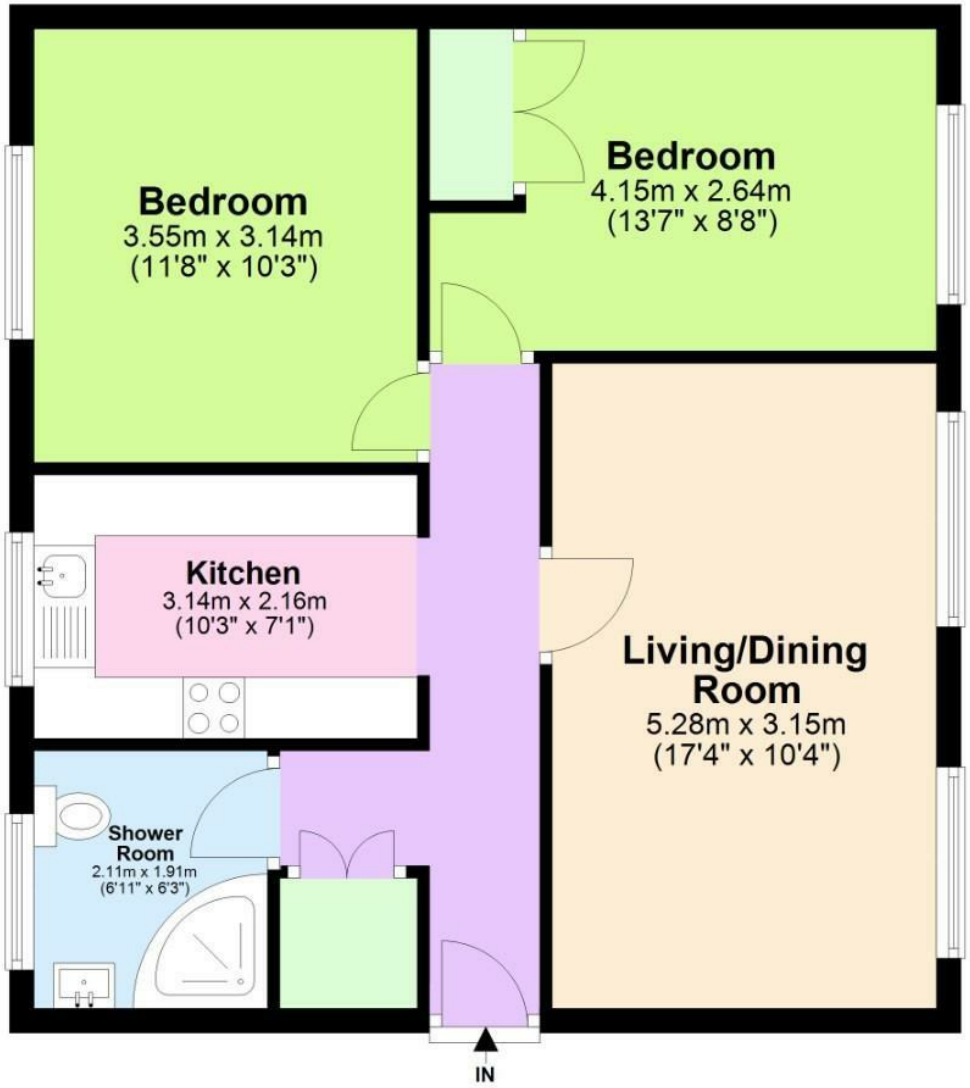
Garage:
With up and over door.

Communal Garden:
Mainly laid to lawn with seating area for residents.

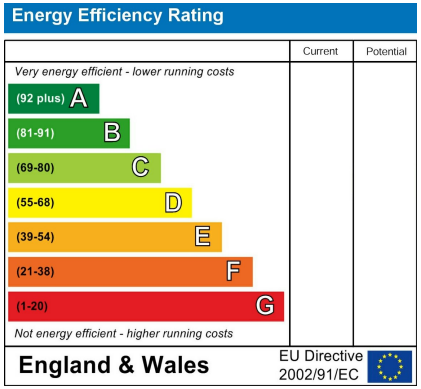
Tenure:
Leasehold. 139 years remaining.
Ground Rent: £0 per annum
Service Charge: £1,200 per annum

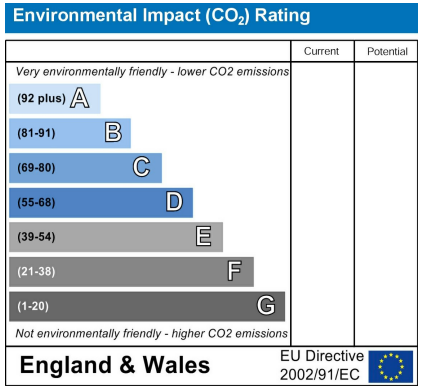
Ground Floor

Approx. 59.2 sq. metres (637.0 sq. feet)



Total area: approx. 59.2 sq. metres (637.0 sq. feet)





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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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