



Tarrant Court, Stevenage, SG1 4RG

£210,000

1 1 1

A set of three white icons on a dark blue background. From left to right: a bed icon, a bathtub icon, and a sofa icon. Each icon is followed by the number '1'.

## Tarrant Court, Ingleside Drive,

Stevenage apartment | fitted kitchen with appliances | 119 year lease | permit parking | South facing balcony

A first floor one bedroom apartment situated on Ingleside Drive, Stevenage.

The apartment is located in close proximity to Lister Hospital and 1 mile away to the Historic Stevenage Old Town.

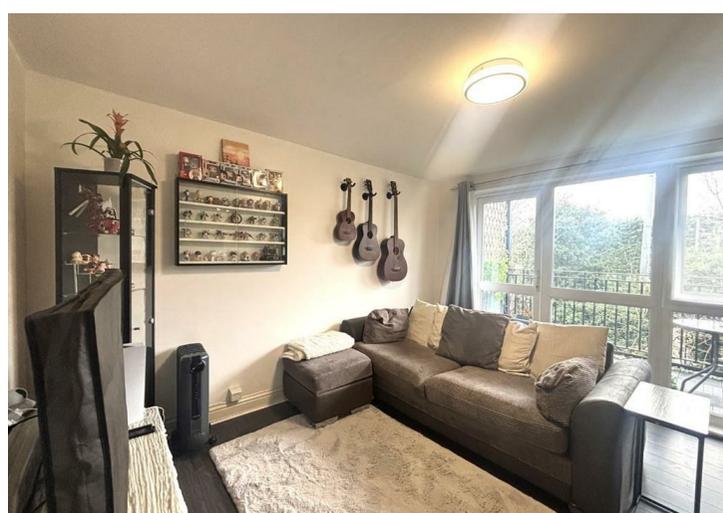
The property comprises a wide entrance hall with two storage cupboards, leading to an open plan living area with fitted kitchen and appliances and breakfast bar, South facing Balcony overlooking communal grounds, Bathroom and spacious bedroom with feature bay window.

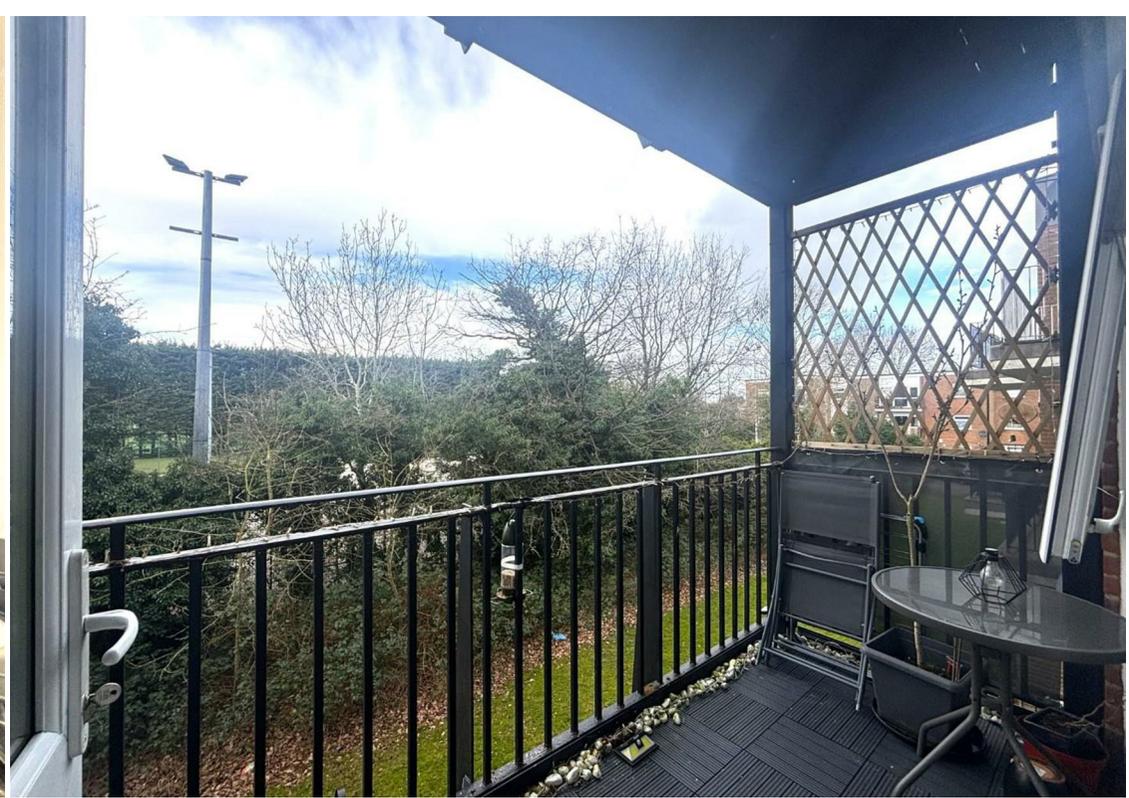
Externally the property offers communal gardens, permit parking and secure entry system to the block.

We have been advised the remaining lease is 119 years with a service charge of £1,143.34 and ground rent £150.

Stevenage is a town and borough in Hertfordshire boasting extensive travel links across the UK with benefits of both the Historic Old Town and New Town. The Old Town benefits from a good selection of restaurants and cafes, local businesses, Beauty Salons and Schools. The New Town, currently under regeneration, offers a wider range of shopping facilities, Bus Station, Library, Theatre and Arts Centre, Mainline Train Station and adjoining Leisure Complex with various restaurants and entertainment amenities.

Stevenage Train Station boasts a direct train link to London Kings Cross, Gatwick Airport and Northern Towns such as Leeds and Newcastle. Stevenage offers two access junctions to the A1M, 29 miles from London.





**Communal Entrance:**

With stairs to first floor and private front door to:

**Entrance Hall:**

*8'1" x 10'11"*

Two storage cupboards, electric heater, doors to:

**Kitchen:**

Tiled flooring, Range of base and wall units, Integrated Fridge, freezer, space for washing machine, Electric hob, oven and extractor fan with hood, Breakfast bar, stainless steel sink with drainer

**Living Room:**

*19'1" x 10'5"*

Electric Radiator, Double glazed window to rear aspect, Door to South facing balcony

**Balcony:**

Double glazed UPVC window with door leading to balcony area.

**Bedroom:**

*10'3" x 12'9"*

Bay window to side, carpet, electric radiator

**Bathroom:**

*9'5" x 5'5"*

Window to side aspect, Panel bath, Low level wc, wash hand basin, Electric heated towel radiator

**Tenure:**

Leasehold. 119 years remaining.

Ground Rent: £150 per annum

Service Charge: £1,143.34 per annum

## First Floor



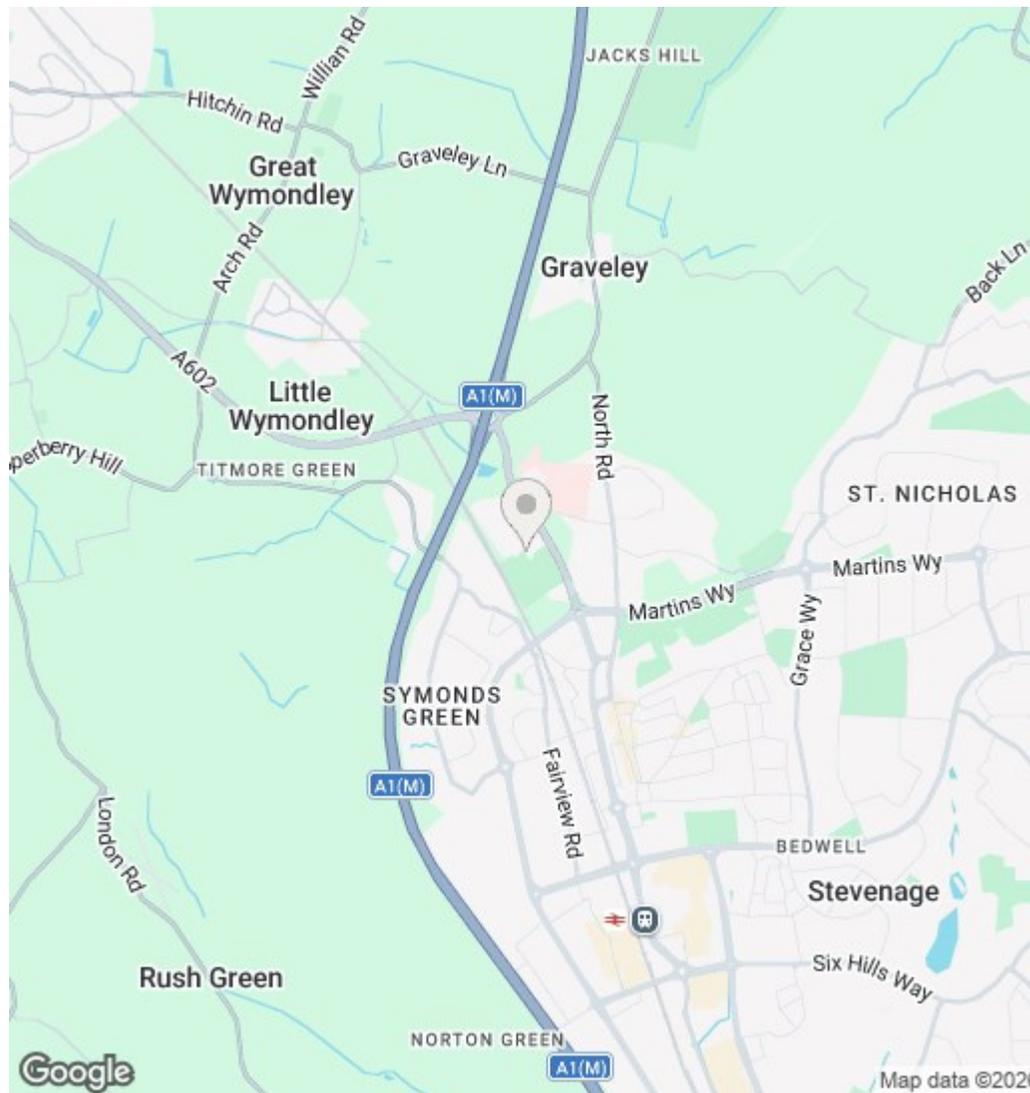
Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.

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Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	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.

**129 High Street, Old Town, Stevenage, Herts, SG1 3HS**  
**01438 748007 | stevenage@matherestates.com**