



172 Priestley Road SG2 0BP
Chain Free £220,000



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Well maintained two double bedroom, top floor flat with en suite, situated in the sought after "Ridgemoor Park" development in the heart of highly regarded "Chells" area.

Offering a fabulous outlook over woodland & open playing fields, the property is offered for sale with immediate vacant possession and a long lease with no ground rent.

The accommodation briefly comprises of a communal entrance with security entryphone system, private entrance hall, a 22' dual aspect lounge/diner with Juliet balcony, refitted kitchen with integrated appliances, master bedroom with built in wardrobe and en suite, further double bedroom with built in wardrobe, bathroom/wc.

The communal gardens are well maintained, there is a private allocated parking space and additional visitors spaces.

For further information or to arrange your viewing, please call us on 01438 748007.











Communal Entrance Hall
Double glazed communal entrance door, security entryphone system, stairs to all floors.

Private Entrance Hall
Entrance door, storage cupboard, radiator, wood effect flooring, smoke detector, doors to:

Dual Aspect Lounge/diner
22'5 x 11'1
Overlooking woodland and open space, double glazed window to rear and doors to front opening to a Juliet balcony, two radiators, luxury vinyl wood effect flooring, inset spotlights, security entryphone system, central heating controls, media points.

Kitchen
9'1 x 7'1
A range of wall and base units, complimentary work surfaces and tiled splash backs, sink/drainage with mixer tap, inset stainless steel hob with oven and microwave under, extractor over and stainless steel splash back, integrated fridge/freezer and washing machine, wood effect flooring, inset spotlights, double glazed window to rear.

Master Bedroom
11'1 x 8'7
Double glazed window to front,, radiator, built in wardrobe, door to:

En-Suite
Comprising of tiled shower cubicle, wash hand basin with mixer tap, concealed cistern wc, complimentary wall and floor tiling, chrome effect heated towel rail, extractor fan, frosted double glazed window to front.

Bedroom Two
11'1 x 8'7
Double glazed window to front, radiator, built in wardrobe.

Bathroom/wc
Comprising of panel enclosed bath with mixer tap, wash hand basin with mixer tap, concealed cistern wc, complimentary wall and floor tiling, chrome effect heated towel rail, extractor fan, inset spotlights, storage cupboard, frosted double glazed window to front.

Communal Gardens
Mainly laid to lawn, flower and shrub beds, bushes and evergreens, communal bin stores.

Parking
Private allocated space and further visitor parking.

Leasehold Information

Lease Length: 979 years remaining

Annual Ground Rent: £0

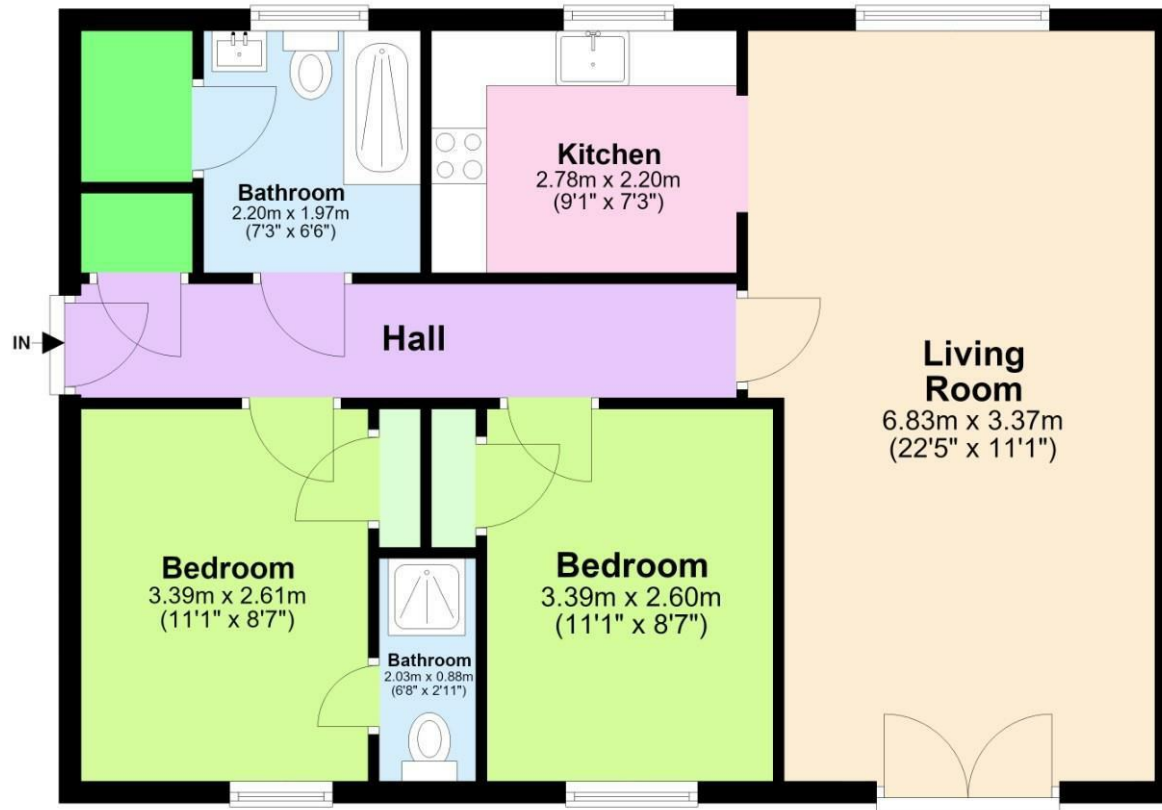
Annual Service Charge: £1,701.24 approximately

Annual Road Maintenance Charge: £59.24



Ground Floor

Approx. 66.7 sq. metres (717.9 sq. feet)

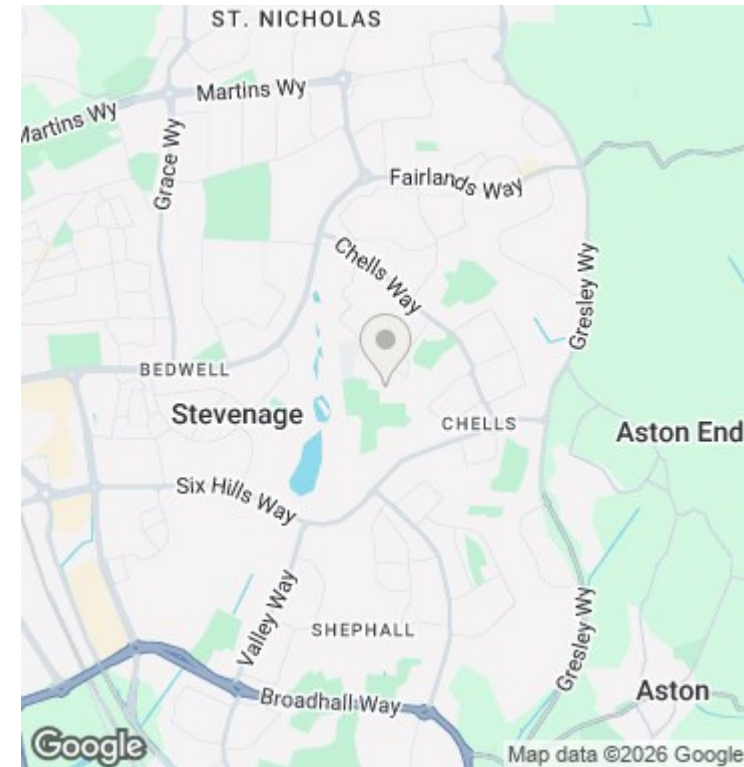


Total area: approx. 66.7 sq. metres (717.9 sq. feet)



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 ₂) 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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