



Gray Court, Stevenage, SG1 3UH

£230,000



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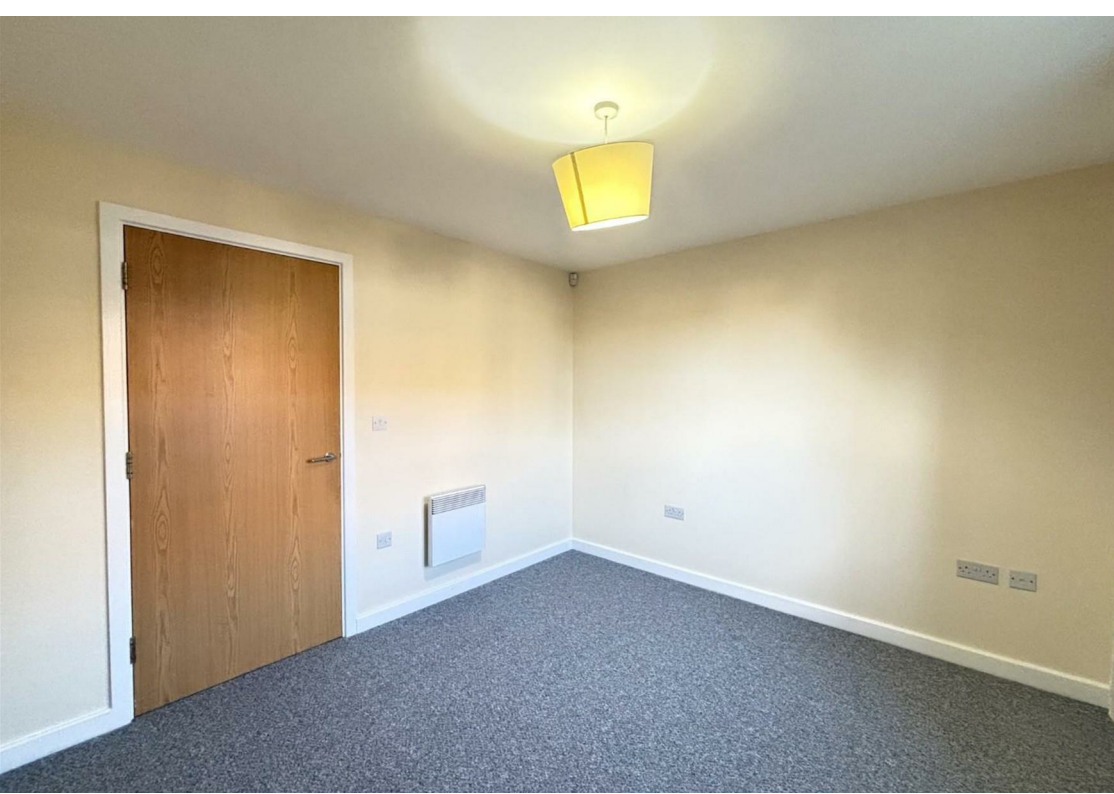
**** PRIME LOCATION - WALKING DISTANCE TO TRAIN STATION - GROUND FLOOR - CHAIN FREE ****

Mather Estates are delighted to offer for sale this well-presented two-bedroom ground floor apartment, superbly positioned just behind Stevenage’s charming Old Town. Enjoy the convenience of being only a short walk from the New Town and the mainline train station, providing excellent commuter links and easy access to a wide range of local amenities.

The property boasts a spacious entrance hall, a bright and airy open-plan living/dining area with French doors opening to a Juliet-style balcony, and a modern fitted kitchen complete with built in oven and space for washing machine and fridge freezer. Two generously sized double bedrooms and a contemporary bathroom further enhance the appeal of this attractive home.

Additional highlights include an allocated parking space, ample visitor parking, and a secure entry system — making this an ideal purchase for first-time buyers, downsizers, or investors alike.







Communal Entrance:

Accessed via communal door with fob and private front door to:

Entrance Hall:

Intercom system, cupboard and doors to:

Living Room/Dining Room:

14'11" x 11'6"

Double glazed French doors to side opening on to a Juliet style balcony, electric heaters, and opening to kitchen.

Kitchen:

Fitted with a range of base and wall mounted units with contrasting roll edge worksurface incorporating a sink with mixer tap and drainer, built in oven, four ring electric hob with extractor fan over, space for freestanding fridge/freezer and washing machine.

Bathroom:

Opaque UPVC double glazed window to side, low level WC, wash hand basin with mixer tap, shower over bath and chrome heated towel rail.

Bedroom One:

11'10" x 9'10"

Double glazed window to side and electric heater.

Bedroom Two:

10'11" x 8'11"

Double glazed window to side and electric heater.

Parking:

Allocated parking space for one car and visitor spaces.

Tenure:

Leasehold. 109 years remaining.

Ground Rent: £200 per annum

Service Charge: £1,436.26 per annum

Ground Floor



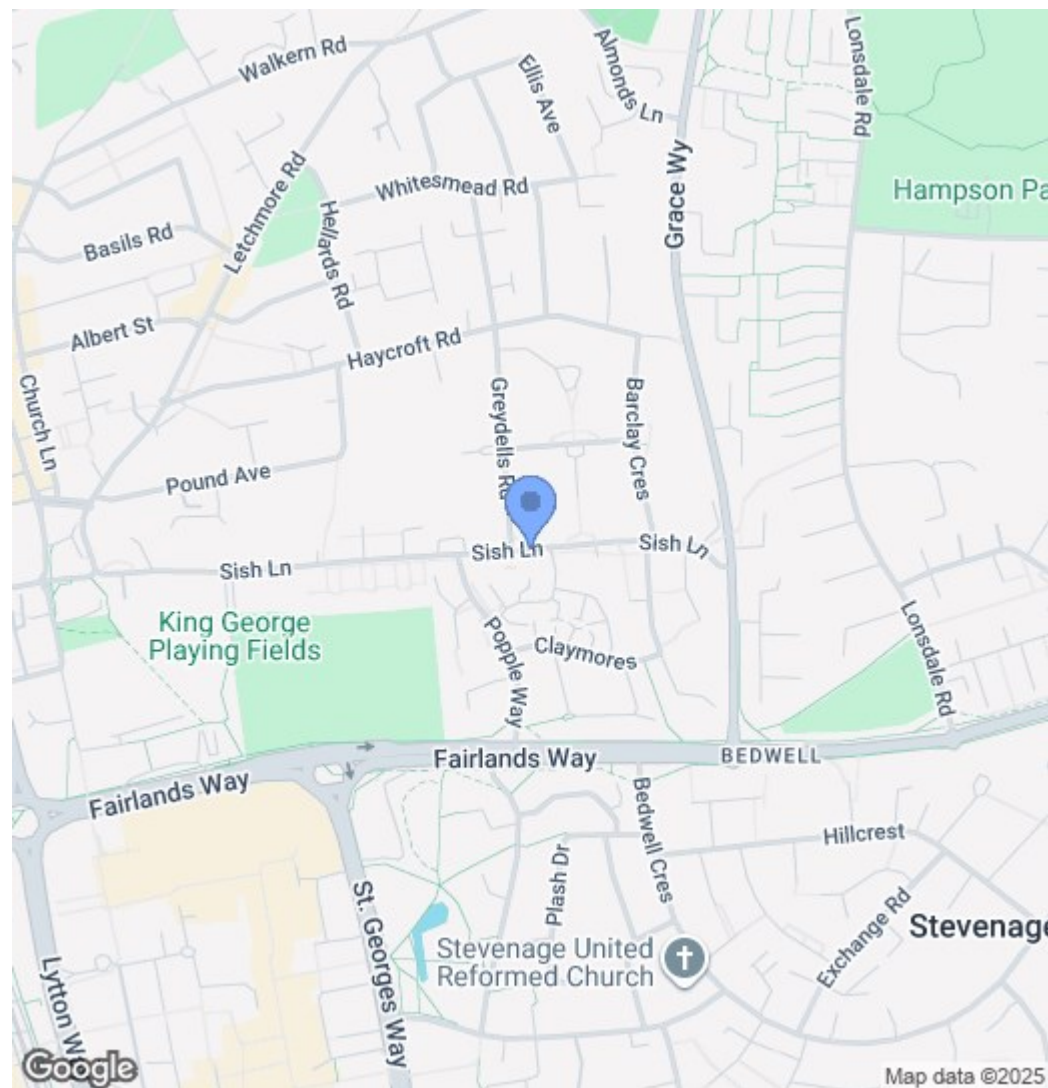
Total area: approx. 52.1 sq. metres (560.5 sq. feet)

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	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	EU Directive 2002/91/EC



mather
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independent agents



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.
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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