

**Chells Chain Free
Charmer Priestley
Road Stevenage
Hertfordshire SG2**

**Guide Price £240,000 -
£250,000 Leasehold**

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Ref: HRT020610430

A modern first floor two double bedroom apartment located in the Chells area of Stevenage with the added benefit of a long unexpired lease and allocated parking. Chain Free.

- **First Floor Apartment**
- **Chain Free**
- **Two Double Bedrooms**
- **En-suite Shower Room**
- **'Juliet' Balcony**
- **Separate Dining Room**
- **Excellent Condition**
- **Allocated Parking**



Communal Entrance

With Upvc double glazed door with security entry system leading into the communal hallway and stairs to the first floor.

Entrance

With fire door leading into:

Entrance Hallway 21'10 x 3'11

With wood effect laminate flooring, built in storage cupboard, radiator and doors to all rooms.

Bedroom One 10'10 x 8'11

With rear aspect double glazed window, wood effect laminate flooring, built in single wardrobe,



TV point, radiator and door into:

En-Suite Shower Room

With rear aspect obscured double glazed window, tiled walls and flooring, white suite comprising low level WC, vanity unit with inset hand wash basin with mixer tap, drawers below, tiled shower cubicle with wall mounted thermostatic shower unit, extractor fan and chrome ladder towel radiator.

Bathroom 7'10 x 6'9

With front aspect obscured double glazed window, part tiled walls, tiled flooring, white suite comprising low level WC, wall mounted hand wash basin with mixer tap, panel enclosed bath with mixer tap and hand shower attachment, extractor fan and chrome ladder towel radiator.

Fitted Kitchen 11'2 max x 7'10 max

With front aspect double glazed window, vinyl tiled flooring, an excellent range of eye and base level units, laminated roll top work surfaces with complimentary tiled splash backs, one and a half bowl sink drainer unit with mixer tap, four ring gas hob with filter hood over and single oven below, space for fridge/freezer, space and plumbing for washing machine and slim line dishwasher and a

newly installed wall mounted gas fired combination boiler.

Living Room 14'9 x 11'0

A lovely bright living space with side aspect double glazed window, rear aspect double glazed 'French' doors with 'Juliet' balcony, wood effect laminate flooring, TV point, radiator and opening through to:

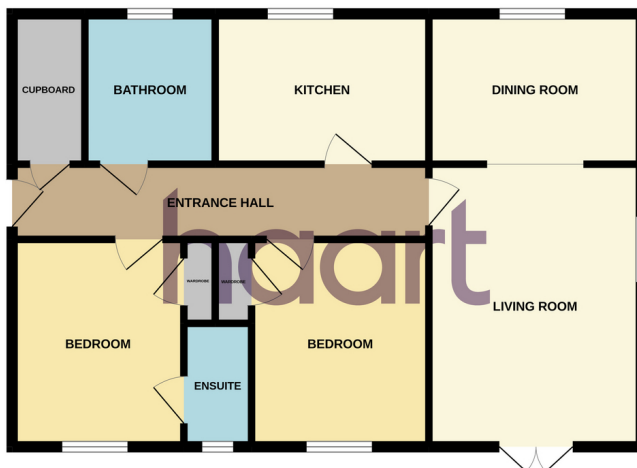
Dining Room 11'0 x 7'10

With front aspect double glazed window, wood effect laminate flooring and radiator.

Parking

The property has one numbered and allocated parking space. There are further on street parking spaces immediately to the front of the property on a first come first served basis.

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-measurements. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here, have been noted and no guarantee as to their operability or efficiency can be given. Made with floorplan 02022

Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81 to 91) B | | |
| (69 to 80) C | | |
| (55 to 68) D | | |
| (39 to 54) E | | |
| (21 to 38) F | | |
| (1 to 20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Environmental (CO₂) Impact Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92+) A | | |
| (81 to 91) B | | |
| (69 to 80) C | | |
| (55 to 68) D | | |
| (39 to 54) E | | |
| (21 to 38) F | | |
| (1 to 20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

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