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32 Snowdonia Way, Stevenage,
Hertfordshire, SG1 6GU

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Offers In Excess Of £230,000

IW Estates are pleased to present this beautiful modern two bedroom apartment, situated in the popular Great Ashby area, offering a good selection of local amenities and close to Woodland Walks.

Boasting a contemporary design that is both elegant and functional this purpose-built flat offers a comfortable living space that is easy to maintain. Whether you are a first-time buyer, a small family, or someone looking to downsize, this property has something to offer for everyone.

In summary, this two-bedroom flat on Snowdonia Way is a fantastic opportunity for anyone looking to embrace modern living in a vibrant community. ** CHAIN FREE **

- GROUND FLOOR With Its Own Entrance Door
- Modern Open Planned Living
- Family Bathroom
- An Ideal First-Time Home
- Beautiful 2 Bed Apartment
- 2 Good Sized Bedrooms
- Excellent Location
- Also Ideal Investment Opportunity Potentially Creating A Gross Yield of 6.25% At The Asking Price



Entrance
The entrance vesitable provides access into the lounge/kitchen/diner via a fire door, there is hard wearing floor and a radiator.

Lounge/Kitchen/Diner
22'45 x 13'09
The Lounge is an inviting space with a UPVC double glazed window to the front aspect, radiator, opening directly to the kitchen area

The Kitchen area comprises a modern matching wall and base units, roll-edge work tops with sink and drainer unit, stainless steel electric oven, gas 4-ringed hob with built in extractor fan over, Combi boiler housed in matching wall unit, an Integrated washer/dryer, and free standing tall fridge/freezer, tiled splash back and tiled flooring, and two UPVC double glazed windows to the rear aspect.

Hallway
A small inner hallway provides access with doors to all other rooms and there is a radiator.

Bedroom One
12'03 max x 9'13
This master bedroom is a great sized double room with a UPVC double glazed window to the rear aspect, radiator and built in double wardrobes.

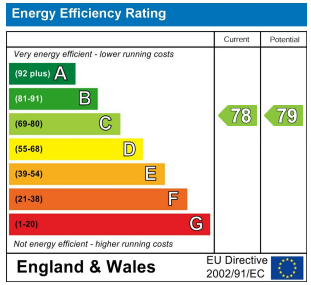
Bathroom
The bathroom is very spacious and comprises, a fitted modern white three piece bathroom suite including a panel surround bath with a mains chrome shower over, a low level flush WC, hand wash basin with pedestal, heated towel rail , partly tiled walls, extractor fan and shaving point.

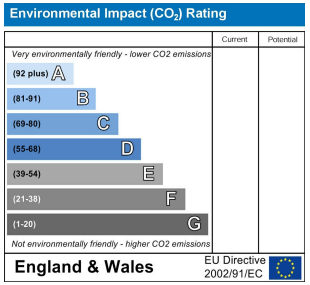
Bedroom Two
10'6 x 7'9 into doorway
A good size bedroom with UPVC double glazed window to the front aspect and a radiator.

Outside
Allocated Parking at rear for one vehicle (second one in from left).

Agents Note:
Lease Term 125 years from 2007
Ground Rent: Currently £150 per annum
Management Fee, currently £60.57 per month

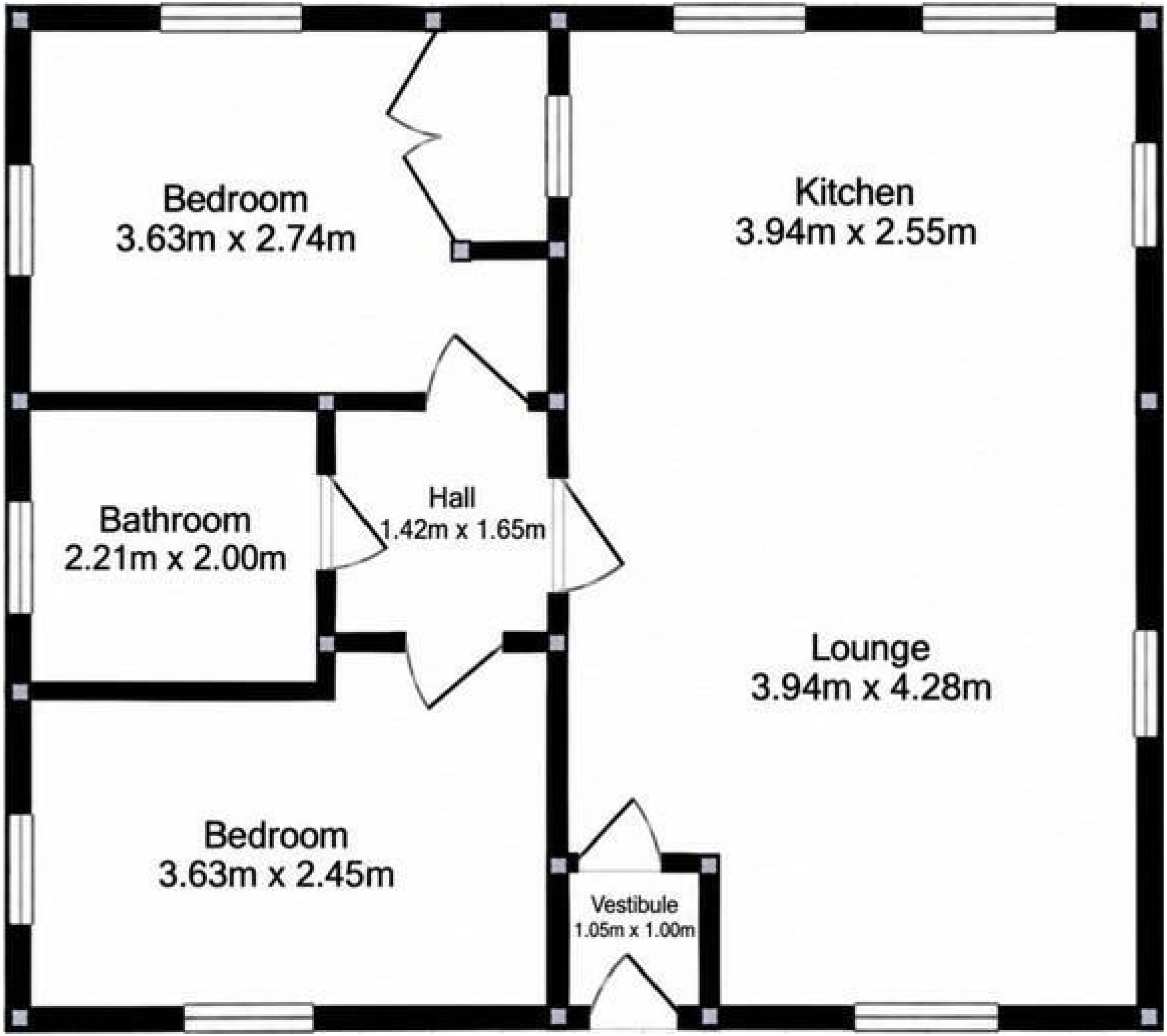






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Bedroom
3.63m x 2.74m
Kitchen
3.94m x 2.55m
Hall
1.42m x 1.65m
Bathroom
2.21m x 2.00m
Lounge
3.94m x 4.28m
Bedroom
3.63m x 2.45m
Vestibule
1.05m x 1.00m







