



London Road, Stevenage, SG1 1XR

£230,000



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**Tippett Court, London Road, Stevenage**

Nestled just off London Road in the vibrant town of Stevenage, this charming two-bedroom ground floor flat offers a perfect blend of comfort and convenience. The property boasts a well-maintained interior that provides modern living essentials.

The living/dining room is ideal for relaxation or entertaining guests. The flat features two inviting bedrooms, providing ample space for a small family or professionals seeking a comfortable home. The shower room is well-appointed, ensuring all your daily needs are met with ease.

One of the standout features of this property is its allocated parking space, a rare find in such a bustling area. Additionally, the flat is chain-free, making the buying process straightforward and hassle-free.

Location is key, and this flat does not disappoint. It is within walking distance to Monkswood Retail Park and Asda, offering a variety of shopping and dining options right at your doorstep. The extended lease upon completion adds further appeal, providing peace of mind for future years.

This delightful flat is an excellent opportunity for first-time buyers or investors looking to enter the property market in Stevenage. With its prime location, spacious layout, and practical amenities, it is a property not to be missed.





**Communal Entrance:**

Access via secure entry door and private front door to:

**Entrance Hall:**

Radiator, cupboard and doors to:

**Living/Dining Room:**

*19' x 11'4*

Double glazed window to side, doors opening to side, radiator and door to:

**Kitchen:**

*10'3 x 6'3*

Fitted with a range of base and wall mounted units with contrasting roll edge worksurface incorporating single bowl stainless steel sink with mixer tap and drainer, four ring gas hob with extractor fan over, built in oven, fridge, freezer, dishwasher and washing machine, tiled throughout, cupboard housing boiler and double glazed window to rear.

**Bedroom One:**

*12'11 x 11'5*

Double glazed window to side and radiator.

**Bedroom Two:**

*9'9 x 6'4*

Double glazed window to side and radiator.

**Shower Room:**

*6'11 x 5'6*

Low level WC, wash hand basin with mixer tap, walk in shower with mixer tap, tiled throughout and heated towel rail.

**Parking:**

Allocated parking for one car with further visitor spaces available.

**Tenure:**

Leasehold. Vendor is currently extending the lease to 150 years.

Ground Rent: £0 per annum

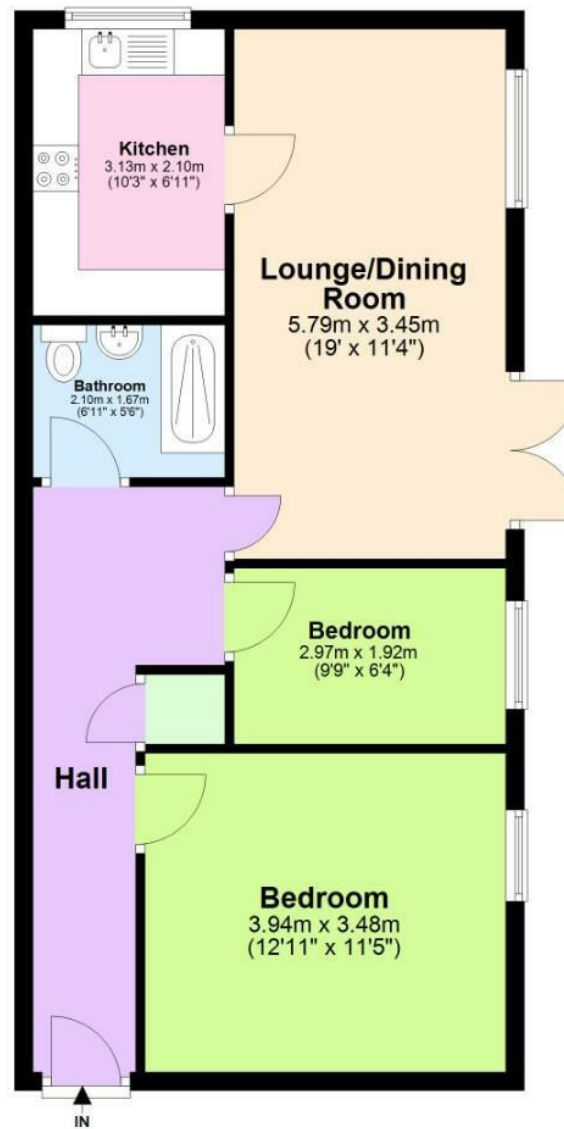
Service Charge: £1,835 per annum

**Agent Note:**

Some images have been digitally enhanced and/or virtually staged for marketing purposes. Prospective purchasers should satisfy themselves as to the property's features and condition

## Ground Floor

Approx. 58.9 sq. metres (633.7 sq. feet)



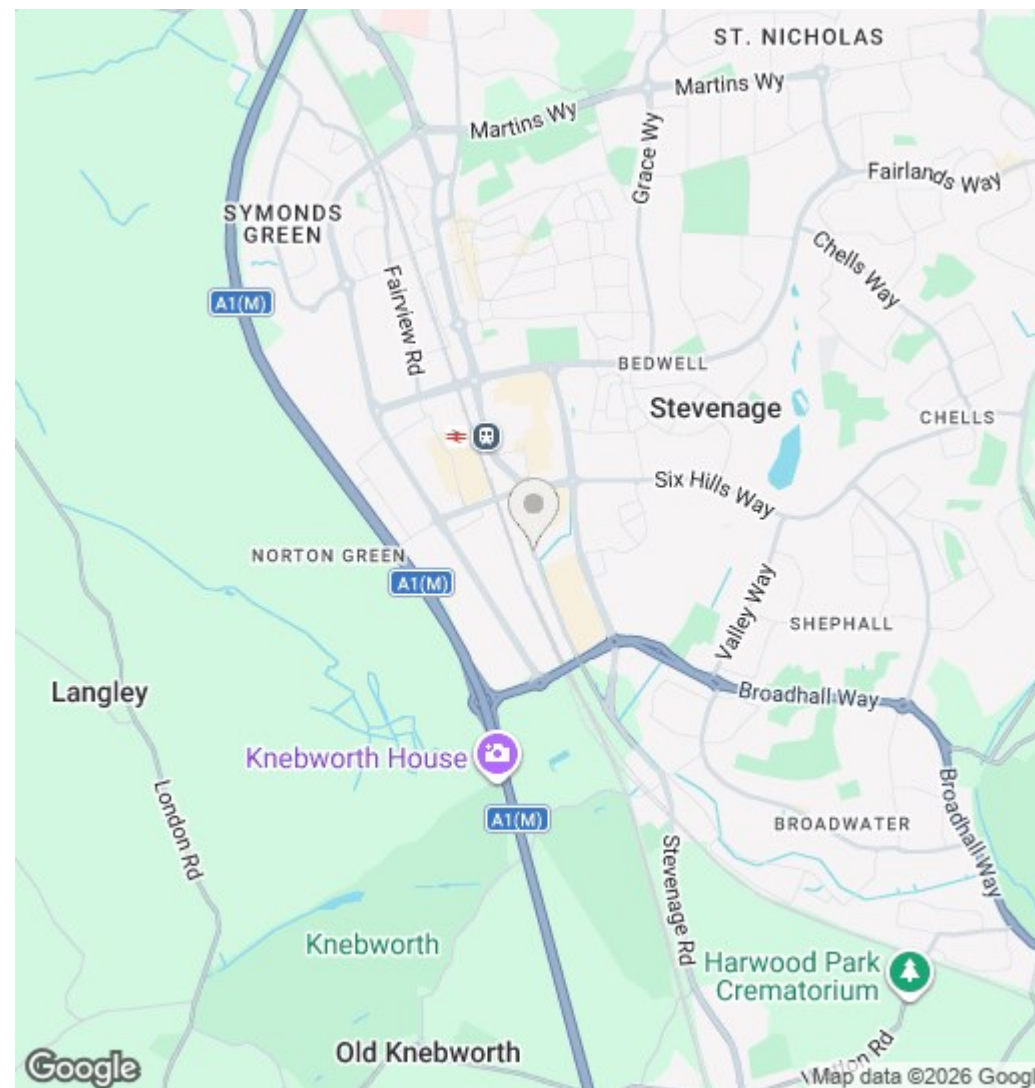
Total area: approx. 58.9 sq. metres (633.7 sq. feet)

| Energy Efficiency Rating                    |                            |                                                                                   |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                         |
| Very energy efficient - lower running costs |                            |                                                                                   |
| (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>                             |                            |                                                                                   |
| Not energy efficient - higher running costs |                            |                                                                                   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                            |                                                                                   |
|-----------------------------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
|                                                                 | Current                    | Potential                                                                         |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                            |                                                                                   |
| (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>                                                 |                            |                                                                                   |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                            |                                                                                   |
| <b>England &amp; Wales</b>                                      | EU Directive<br>2002/91/EC |  |



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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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