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11 Tippett Court, London Road, Stevenage, Hertfordshire,  
SG1 1XR

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## Guide Price £190,000

One bedroom apartment offered Chain Free - This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or couples seeking a modern living space. Situated in a prime location, within walking distance to the mainline train station perfect for the London Commute. Easy access to local amenities, including shops and restaurants at the Retail Park and Town Centre making it an excellent choice for those who value convenience. Whether you are a first-time buyer or seeking a rental investment, this flat at Tippett Court is sure to meet your needs. Don't miss the chance to make this lovely property your new home!

- Chain Free
- Ideal First Time Purchase or Investment Opportunity
- Walking Distance to the Town Centre, Industrial Area & Mainline Train Station
- Double Bedroom
- Good Size Living Accommodation Throughout
- Top Floor
- Allocated Parking



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 error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Top Floor (Second Floor)

### Hallway

13'2 x 6'2

Laminate flooring. Wall mounted heater. Storage cupboard.

### Lounge

18'9 x 12'3

French doors to Juliette balcony. Laminate flooring. Wall mounted heater.

### Kitchen

6'2 x 10'1

UPVC double glazed window to side aspect. Space for cooker, washing machine and fridge-freezer. Stainless steel sink unit. Tiled flooring. Extractor hood. Enclosed hot water tank.

### Bedroom

10'0 x 10'0

UPVC double glazed window to rear aspect. Wall mounted heater. Laminate flooring. Integrated wardrobe.

### Bathroom

5'7 x 6'1

Panelled bath with shower over. Sink unit. Low level W/C. Heated towel rail. Tiled throughout.

## Outside

### Allocated Parking

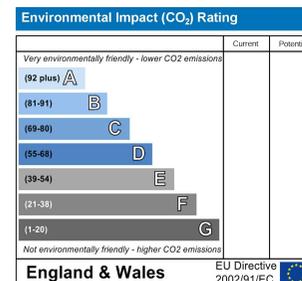
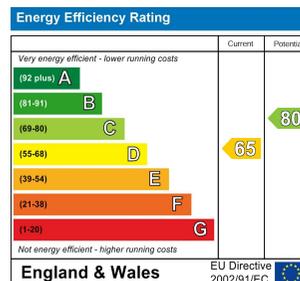
One allocated parking space no.11

### Lease Details

999yrs begining on and including 1st Jan 1987 and ending on and including 31 Dec 2985

Service charges: £130pcm

Ground Rent: Nil



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, iWEstates would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of iWEstates estate agents.





