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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

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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.

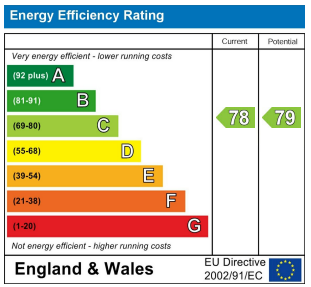
Bedroom One
12'03 max x 9'13
This master bedroom is a great sized double room with a UPVC double glazed window to the rear aspect, radiator and built in double wardrobes.

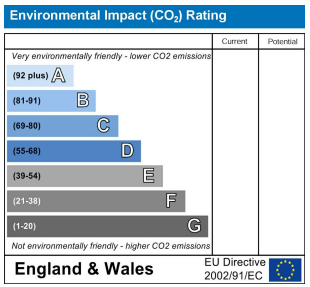
Bathroom
The bathroom is very spacious and comprises, a fitted modern white three piece bathroom suite including a panel surround bath with a mains chrome shower over, a low level flush WC, hand wash basin with pedestal, heated towel rail , partly tiled walls, extractor fan and shaving point.

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.

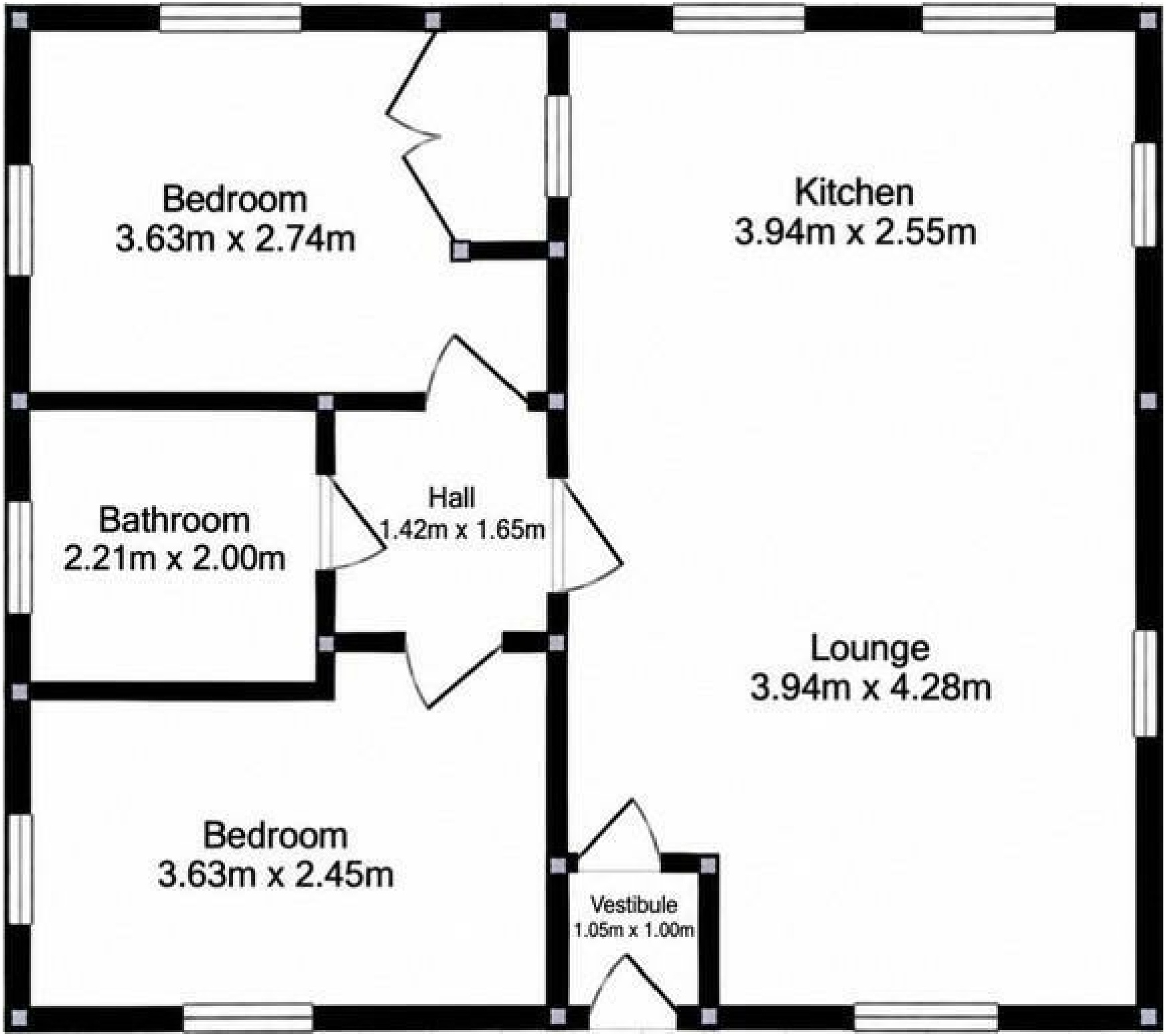
Outside
Allocated Parking at rear for one vehicle (second one in from left).

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





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.


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