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47A High Street, Stevenage, Hertfordshire, SG1 3AH

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Guide Price £199,995

HIGH STREET LOCATION! Spacious one bed apartment located in the heart of Stevenage Old Town. The property has a private ROOF TERRACE and a large bedroom. Offered CHAIN FREE and within walking distance to the mainline train station perfect for the LONDON COMMUTE

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GROUND FLOOR
826 sq.ft. (76.7 sq.m.) approx.



TOTAL FLOOR AREA: 826 sq.ft. (76.7 sq.m.) approx.
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.
Made with Metropix 5/2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

Ground Floor

Entrance

Wood front door leads into property. Shoe and coat storage. Stairs rise to first floor.

First Floor

Inner Hallway

Radiator. Spotlights. Loft hatch (x2) (location of combi boiler).

Lounge / Diner

16'2" x 12'7"

Two sash windows to front aspect. Windows to roof terrace. Radiator. Exposed chimney breast (potential for wood burner). Loft hatch. Location of fuse board.

Kitchen

6'9" x 9'2" (max)

The kitchen is fitted in a range of matching eye and base level units with work surface over, stainless steel sink unit, breakfast bar area and plumbing for washing machine. Space for fridge freezer. Under unit lighting. Spotlights. Barn style door to roof terrace. Window to rear aspect.

Bedroom

11'2" x 16'9"

Sash window to front aspect. Radiator. Over stairs storage cupboard. Recess for storage.

Bathroom

4'2" x 7'5"

The suite comprises low level w/c, wash hand basin and corner shower cubicle. Heated towel rail. Extractor hood. Spotlights.

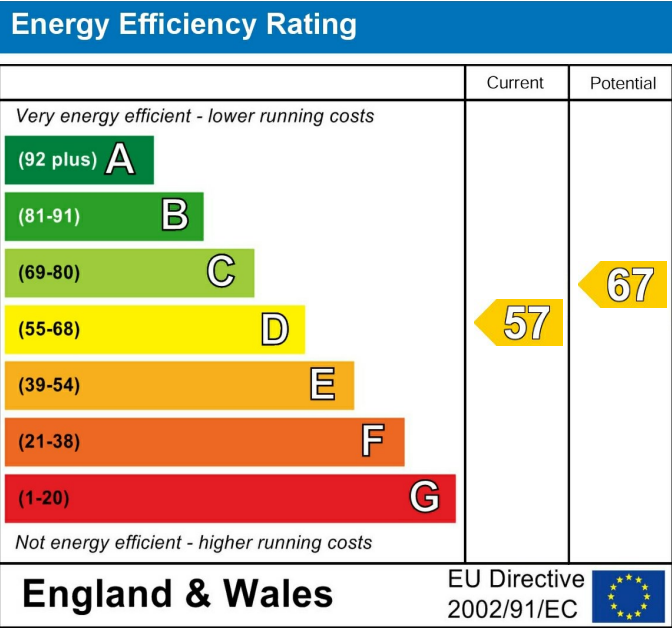
Outside

Roof Terrace

Private roof terrace accessed via Kitchen door. Seating area and ideal for potted plants.

Lease Details

Brand new 125yr Lease upon completion
Ground Rent - £150pa



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, Hunters 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 Hunters estate agents.





