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35 Baron Court, Stevenage, SG1 4RS

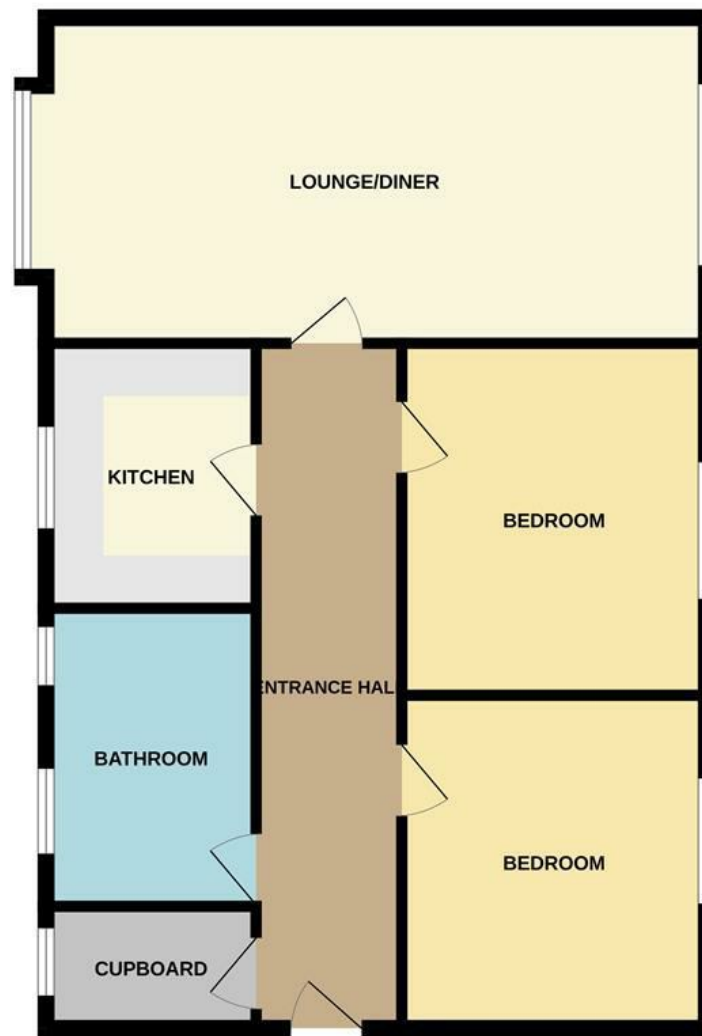
# 35 Baron Court, Stevenage, SG1 4RS

Guide Price £235,000

A well-presented two-bedroom ground floor flat set in the desirable Coreys Mill area, Old Town catchment location of Baron Court, Stevenage. The property features a bright and spacious living area, a wide fitted kitchen, two well-proportioned double bedrooms, and a larger than average modern bathroom. Ideally positioned close to the highly regarded St John Henry Newman Catholic School, Lister Hospital, and a large supermarket, the flat also benefits from excellent access to local amenities, green spaces, and transport links. An ideal purchase for first-time buyers, professionals or investors looking for a sought-after Old Town setting.

- Offered CHAIN FREE
- Double bedrooms
- Desirable location
- Current Lease Being Extended by the Vendors up to 173yrs
- Spacious 25ft open-plan lounge/diner
- Refitted security entry system
- Short distance to St John Henry Newman School and Lister Hospital

## GROUND FLOOR



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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Ground Floor

Communal Entrance

Security entry system leads into block.

Entrance Hallway/Storage Cupboard

8'5 x 4'9  
Doors to all rooms. Storage cupboard houses fuse board with security entry system. Radiator. Wall mounted combi boiler. UPVC double glazed window to front aspect.

Lounge/Diner

11'5 x 25'0  
Two large radiators. UPVC double glazed window to rear aspect, Box bay window area to front aspect.& further UPVC double glazed window to side aspect.

Kitchen

9'4 x 8'6  
UPVC double glazed window to front aspect. Fitted in a range of matching eye level and base units with roll edge work surfaces over. Stainless steel single drainer sink. Gas cooker hob with oven under and extractor hood over. Laminate flooring. Radiator. Space for fridge freezer and plumbing for washing machine.

Bedroom One

10'2 x 11'6  
UPVC double glazed window to rear aspect. Radiator.

Bedroom Two

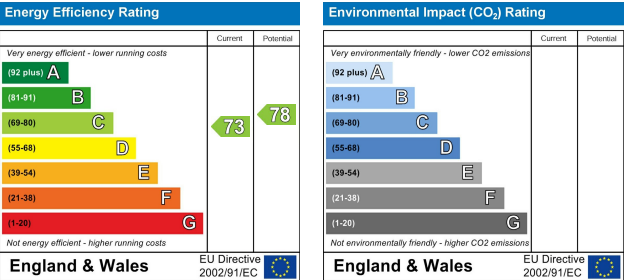
11'4 x 10'1  
UPVC double glazed window to rear aspect. Radiator.

Bathroom

8'8 x 8'6  
UPVC double glazed frosted window to front aspect. Panelled bath. Heated towel rail. Low level WC. Walk in shower cubicle. Wash hand basin. Tiled splashbacks. Laminate flooring.

LEASE DETAILS

From 3rd March 2003 to 14th Feb 2109 (83yrs remaining) However, the vendors are currently extending the lease, via their solicitors, up to 173yrs.  
Service Charge: £309.97 per qrtr  
Ground Rent: £10 per annum.



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, iVEstates 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 iVEstates estate agents.





