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147, Monument Court Woolners Way, Stevenage, SG1 3AE

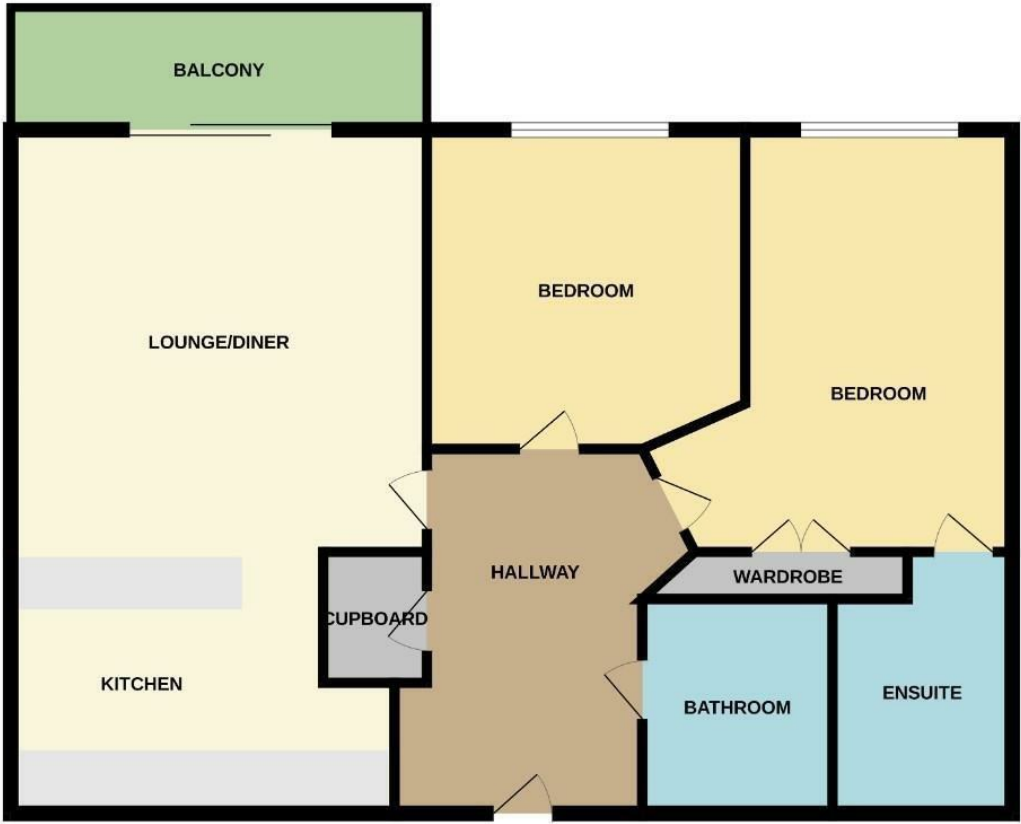
147, Monument Court Woolners Way, Stevenage, SG1 3AE

Guide Price £250,000

Two double bedroom apartment is set on the third floor of a well maintained block located close to the amenities of both the New and Old Town of Stevenage and within a short walk to Stevenage's TRAIN STATION. Accommodation comprises Entrance Hallway, Two double bedrooms, Ensuite Bathroom and separate Shower Room, Open Plan Kitchen/Lounge with leading to a private Balcony. The property also benefits from a private allocated parking space in the secure underground car park, is being sold CHAIN FREE.

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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.  
Made with Metropix 6/2/25

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	82	82
(55-68) D		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

**Lobby Area**

Communal entrance. Lift and stairs access to all floors.  
Letter box area.

**Third Floor**

**Entrance Hallway**

Hard wood front door leading into the hallway with laminate flooring, airing cupboard.

**Lounge / Diner**

18'8" x 11'9"  
Continuation of laminate flooring, sliding door leading to private balcony, spotlights and radiator.

**Balcony**

Private Balcony facing courtyard.

**Kitchen**

11'2" x 7'3"  
Fitted with a range of matching eye and base level units with roll edge work surface, stainless steel one and a half bowl sink unit, integrated fridge/freezer, washing machine, cooker and hob with extractor over. Tiled splashbacks. Spotlights.

**Bedroom One**

13'3" x 9'0"  
Double wardrobe, Double glazed window, Radiator, Door leading to ensuite.

**EnSuite**

The suite comprises of a low level w/c, wash hand basin and walk in shower cubical. Fitted vanity area with full length mirror and heated towel rail.

**Bedroom Two**

7'9" x 13'8"  
Double glazed window, radiator.

**Bathroom**

7'3" x 4'4"  
The suite comprises of a low level w/c, wash hand basin,

panelled bath with shower over. Fitted vanity area with full length mirror, heated towel rail.

**Outside**

**Communal Areas**

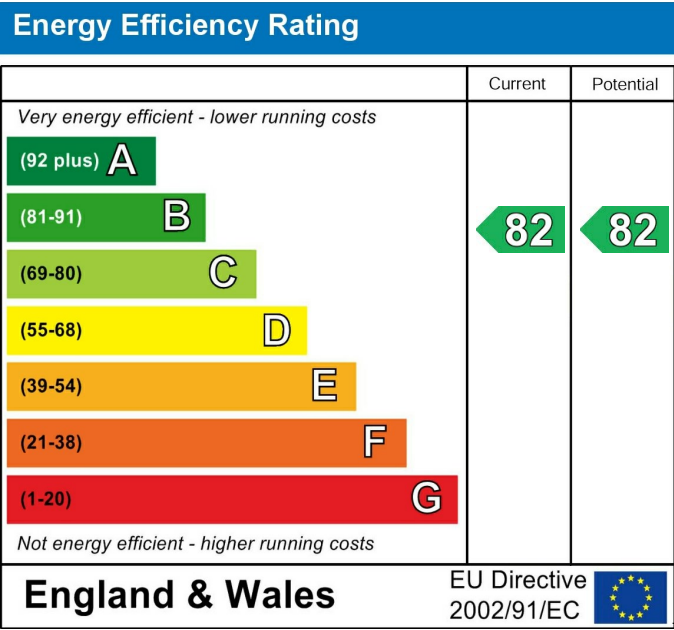
Communal courtyard with benches and plant boxes.

**Parking**

One allocated space in the secured underground car park.

**Lease Details**

Lease length: 125 years from 2007  
Service charges: £1,924.26 pa  
Ground Rent: £250 pa



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.

















