



Newhaven, Chells, Stevenage, SG2 0EY

£190,000

We are delighted to present this rarely available, bright and spacious one bedroom modern apartment with an allocated parking space situated in Chells. Features include: open plan modern kitchen/lounge and dining area, fitted bathroom, master bedroom, oak flooring throughout, close to Fairlands Valley Park and The Glebe shopping complex, 121 year lease, lift available, NO ONWARD CHAIN.



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Entrance Hallway

Solid Oak Flooring, Storage Cupboard with a Washer/Dryer inside, Mega Flow Tank Cupboard, Heating Control, Electric Timed Radiator, Entry Phone System.

Kitchen Area 6'5 x 8'1 (1.96m x 2.46m)

Baumatic Halogen Hob, Extractor Fan, Cupboards at Eye and Base Level, Fridge/Freezer, Roll Top Work Surfaces, Moroccan Mosaic Tiled Splash Back, Solid Oak Flooring, Belling Oven, Under Unit LED Lighting, Spot Lighting, Opening to Lounge Area.

Lounge and Dining Area 17'7 x 10'3 (5.36m x 3.12m)

Electric Timed Radiator, Double Glazed Window to Rear Aspect and Side Aspect, Telephone Point, Broad Band Connection, Solid Oak Flooring.

Bathroom

Low Level W.C, Bath with Power Shower over with Hot and Cold Tap, Tiled Splash Back, Extractor Fan, Heated Towel Rail.

Bedroom One 10'7 x 9'6 (3.23m x 2.90m)

Electric Timed Radiator, Double Glazed Window to Side Aspect, T.V Point, Carpeted.

Allocated Parking and Visitors Parking

There is an allocated parking space situated towards the front of the block along with further visitors spaces in the main car park.

Local and Other Information

This property is situated in the highly regarded Chells area of Stevenage which has excellent schooling options, the area benefits from being close to Fairlands Valley Park and The Glebe Shopping Complex.

Newhaven was built in 2014 and has communal gardens surrounding the development, there is also a secure entry phone system with secure post boxes.

121 Years Remaining

£250 Ground Rent P/A

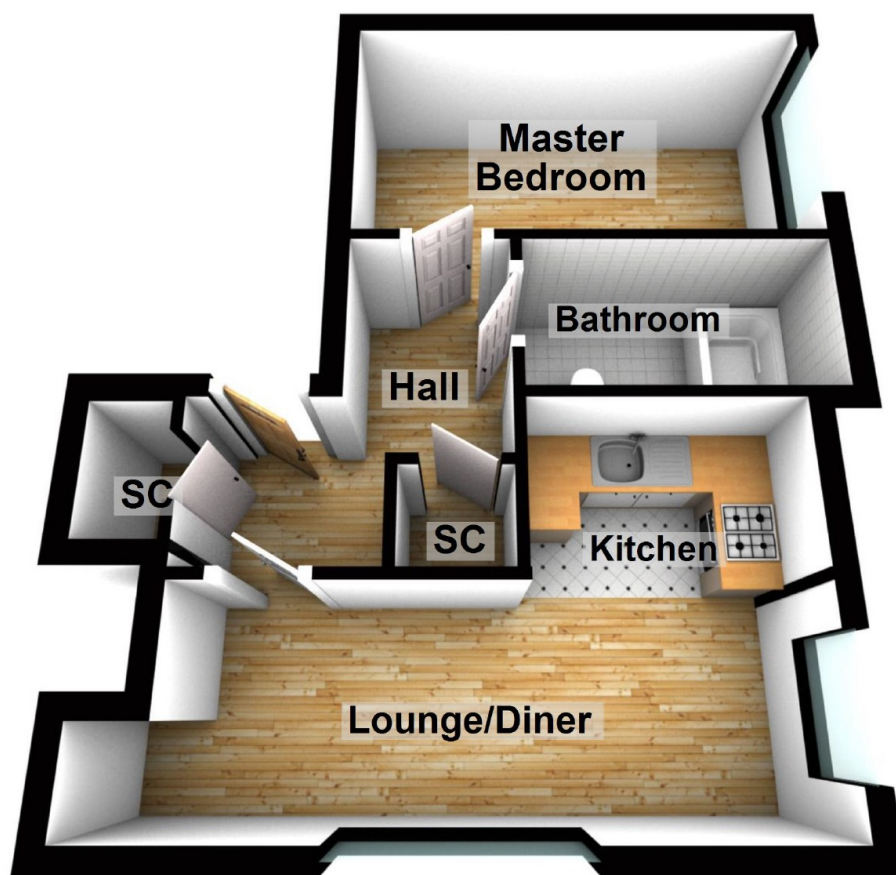
£800 Service Charge P/A







Ground Floor



Energy Performance Certificate



21 Newhaven, Drakes Drive, STEVENAGE, SG2 0EY

Dwelling type: Mid-floor flat
Date of assessment: 30 September 2014
Date of certificate: 01 October 2014

Reference number: 7008-2079-7391-2284-3974
Type of assessment: SAP, new dwelling
Total floor area: 39 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

Estimated energy costs of dwelling for 3 years:

£ 966

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 90 over 3 years	£ 90 over 3 years	Not applicable
Heating	£ 480 over 3 years	£ 480 over 3 years	
Hot Water	£ 396 over 3 years	£ 396 over 3 years	
Totals	£ 966	£ 966	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

