



## 13 Monument Court, Stevenage

**Price £259,995**

**\*STAMP DUTY EXEMPT FOR FIRST TIME BUYERS\*** Geoffrey Matthew are Delighted To Be Able To Offer For Sale This Beautifully Maintained Ex Show Room Ground Floor Apartment. Which Is Conveniently Situated Within Close Proximity To Both The Mainline Station & Highly Regarded Old Town, As Well As Being Only A Short Walk From The Town Centre. Internally The Property Has A Modern Finish Throughout And Benefits From A Spacious Open Plan Lounge & Kitchen Area With A Large Accessible Terrace Balcony, Family Bathroom & En-Suite, Large Master Bedroom And Second Double. Externally The Property Sits Within An Attractive Communal Courtyard And Includes Secure Gated Underground Parking.



# 13 Monument Court, Stevenage

## Entrance Hall

With entry phone system, quality Oak Effect laminate flooring, a single panel radiator, a smoke detector, two built in storage cupboards one of which houses the hot water tank and also the fuse box, doors leading to all other rooms.

## Open Plan Kitchen & Lounge Area 19'7"x 10'4" (5.97m 3.15m)

( Measured Up To The Open Space) A great modern open living space which incorporates both lounge and kitchen areas, and comprises of a good selection of wall, base and drawer units with granite worktops over, glass up stands and splash backs, under unit lighting, an inset one and half bowl stainless steel sink and drainer with chrome mixer taps over, an integrated fridge freezer as well as an integrated washer/ dryer, a stainless steel electric oven and induction hob ( both recently replaced ) a stainless steel chimney style cooker hood, a continuation of the quality Oak effect laminate flooring, whilst to the lounge area there is a double panelled radiator, TV and media connection points and double glazed sliding patio doors leading to the :-

## Terrace Balcony 29'6"x 11'1" (8.99m 3.38m)

An exceptionally large sun terrace which over looks the rear of Stevenages Old Town and is fully block paved, external lighting.

## Master Bedroom 15'3"x 9' (4.65m 2.74m)

A very generous double bedroom which has a double width built in wardrobe, a double panelled radiator, TV and media connection points, a large full length double glazed window and door to :

## En-suite

Beautifully fitted with a white modern suite which comprises of an enclosed cistern WC and chrome push button flush and a modern circular sink with chrome mixer taps set in a heavy Oak work surface, a large purpose fitted vanity mirror, a width and half shower cubicle with wall shower, vinyl flooring, single panel radiator, partially ceramic tiled walls and electric shaving point.

## Bedroom 2: 10'4"x 8' (3.15m 2.44m)

A double bedroom with a full length double glazed window and a double panelled radiator.

## Family bathroom

Beautifully fitted with a white modern suite which comprises of an enclosed cistern WC and chrome push button flush and a modern circular sink with chrome mixer taps set in a heavy Oak work surface, a large purpose fitted vanity mirror, a panel surround bath with fitted shower screen along with a chrome wall mounted shower, vinyl flooring, single panel radiator, partially ceramic tiled walls and electric shaving point.

## Under ground parking

The apartment also comes with a secure gated under ground parking facility which is accessible from street level and lift access to all floors.

## Communal areas

Internally the blocks are kept to a very high standard, and comprises of a very welcoming entrance lobby which also includes the mail boxes for each apartment, a reliable lift service which also goes to the under ground parking facilities. While externally the the block is set within an attractive courtyard with a central water feature and raised planted flower beds, and also houses recycling areas.

## Local information

the property is situated centrally to everything you could possibly need, and benefits from being only a very short walk to the mainline station, whilst also having both the historic old town and the town centre shopping centre both with in walking distance, the old town itself has an array of bars,

restaurants and coffee bars as well as a local waitrose and Tescos express. As an added advantage there is also the leisure park again with a very varied choice of restaurant, bowling alley along with activities for children.

**Lease information**

Lease length -- 118 yrs apprx

service charge- £532 half yearly apprx

ground rent-- £125 PA apprx









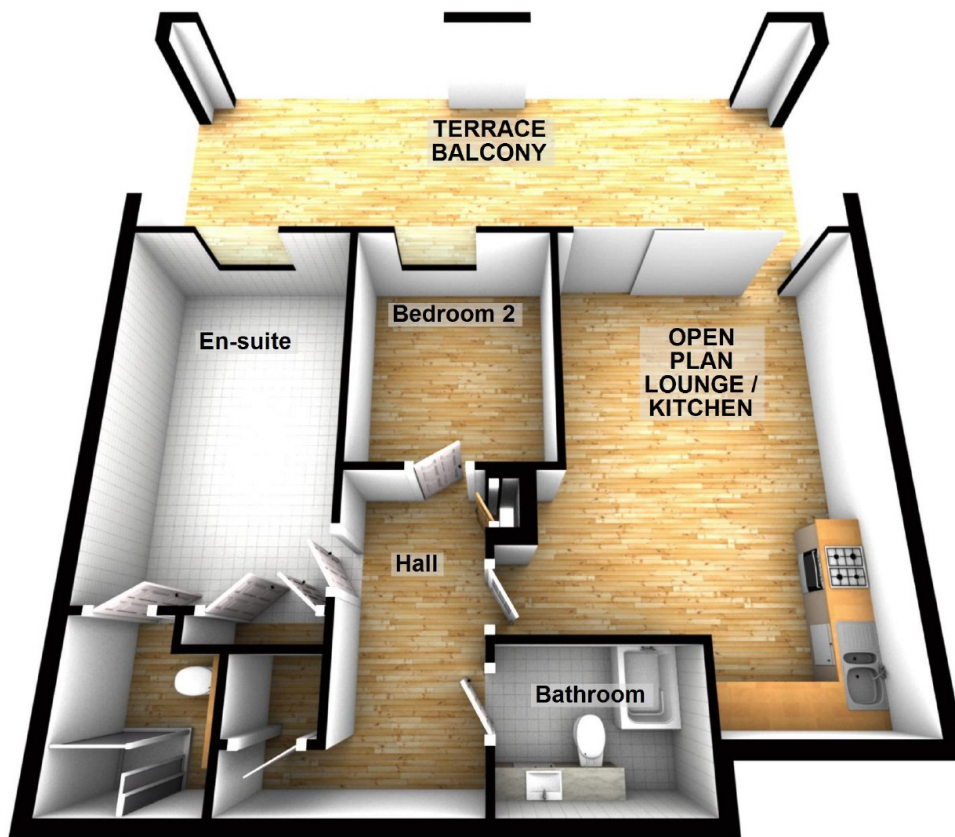








### Ground Floor




# Energy Performance Certificate

13 Monument Court  
Woolners Way  
STEVENAGE  
SG1 3AD

Dwelling type: Ground floor flat  
Date of assessment: 22 July 2008  
Date of certificate: 29 July 2008  
Reference number: 2028-7033-6283-4598-4074  
Total floor area: 59 m<sup>2</sup>


This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81 - 91) <b>B</b>	<b>86</b>	<b>87</b>
(69 - 80) <b>C</b>		
(55 - 68) <b>D</b>		
(39 - 54) <b>E</b>		
(21 - 38) <b>F</b>		
(1 - 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England & Wales EU Directive 2002/91/EC 		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81 - 91) <b>B</b>	<b>86</b>	<b>86</b>
(69 - 80) <b>C</b>		
(55 - 68) <b>D</b>		
(39 - 54) <b>E</b>		
(21 - 38) <b>F</b>		
(1 - 20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
England & Wales EU Directive 2002/91/EC 		

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	112 kWh/m <sup>2</sup> per year	109 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	1.1 tonnes per year	1.1 tonnes per year
Lighting	£34 per year	£26 per year
Heating	£121 per year	£122 per year
Hot water	£79 per year	£79 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call **0800 512 012** or visit **[www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)**