



PUTTERILLS

EST. 1992

10 Wenham Court, Walkern, Stevenage, Hertfordshire, SG2 7ND  
**Asking Price: £190,000**



**CHAIN FREE, ONE BEDROOM FIRST FLOOR MAISONETTE WITH ALLOCATED PARKING SPACE WITHIN HIGHLY SOUGHT-AFTER VILLAGE LOCATION. PLEASANT OPEN VIEWS TO PADDOCKS BEYOND THE ROAD OPPOSITE.**

Offered for sale CHAIN FREE, a well presented spacious one bedroom first floor maisonette forming part of this low density courtyard development of similar homes within the conveniently situated, highly regarded village of Walkern. The maisonette benefits from its own ground floor front door with a staircase leading to the first floor accommodation which comprises an open-plan main living area incorporating a modern fitted kitchen with appliances, a generous double bedroom and a modern fitted family bathroom. Further benefits include double glazing, electric Economy 7 storage heaters and a numbered allocated parking space. Pleasant views from the lounge towards paddocks on the opposite side of the road.

The property would represent an ideal first time purchase, buy to let investment or ideal for buyers looking to downsize to a low maintenance manageable home. Viewing highly recommended.

**WALKERN**

Walkern is a select and pretty village set through country lanes approximately four miles from the nearest train station in Stevenage which has fast regular trains to London Kings Cross (approx 23 minutes). Within the village there are local shops including a convenience store, renowned tea rooms, pubs, restaurants and a highly regarded infant/junior school which has an OFSTED rating of "Good".

**THE ACCOMMODATION COMPRISES**

UPVC double glazed door opening to:

**ENTRANCE HALL**

With Economy 7 wall mounted electric storage heater and staircase rising to the first floor.

**FIRST FLOOR LANDING**

Access to the loft space, door to the bathroom with a part-glazed door to:

**MAIN LIVING AREA**

*20'8" (6.29) x 14'1" (4.28) into recess*

The main living area combines both seating and dining areas with a fitted kitchen comprising a range of cream base and eye level units and drawers finished with black natural stone effect work surfaces with an inset stainless steel sink unit with mixer tap. A range of appliances include a freestanding washing machine, under-counter fridge and a double oven incorporating an electric hob with an extractor canopy above. Ceramic floor tiles and tiled splashbacks. Economy 7 wall mounted electric storage heater, TV aerial point and a double glazed window to the rear elevation with pleasant open views to paddocks beyond the road opposite. Part-glazed door to:

**BEDROOM**

*10'10" x 9'9" (3.3m x 2.97m)*

Wall mounted flat panelled electric heater. Measurements exclude the airing cupboard

with hot water cylinder. Double glazed window to the front elevation.

**BATHROOM**

*8'2" x 4'8" (2.5m x 1.42m)*

Fitted with a modern white suite comprising a panelled bath with chrome mixer tap and shower attachment with separate thermostatic shower over, low level wc, a vanity hand wash basin with chrome mixer tap and white gloss vanity cupboard below. Natural stone effect fully tiled walls, ceramic floor tiles, extractor fan and electric chrome heated towel rail.

**OUTSIDE**

**PARKING**

The property benefits from a numbered allocated parking space.

## **LEASE DETAILS**

The current owners are in the process of extending the Lease to 125 years. The ground rent payable is £80 per annum and the service charge is currently £1150 per annum. Buildings insurance is included in the service charge.

## **TENURE, COUNCIL TAX AND EPC**

The Tenure of this property is LEASEHOLD. The East Herts District Council Tax Band is B The EPC Rating is C.

## **VIEWING INFORMATION**

Viewing is strictly by appointment only through Putterills of Hertfordshire, through whom all negotiations should be conducted.

## **DISCLAIMER**

Putterills endeavour to maintain accurate depictions of properties in virtual tours, floor plans and descriptions, however, these are intended only as a guide and intended purchasers must satisfy themselves by personal inspection. **MONEY LAUNDERING**

**REGULATIONS:** Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and will assist with the smooth progression of the sale. **FIXTURES & FITTINGS:**

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included

in the sale of the property is in satisfactory order.

## **STAY CONNECTED**

Web: [www.putterills.co.uk](http://www.putterills.co.uk)

Twitter @ PutterillsEA

Facebook - Putterills Stevenage

Instagram - Putterills Stevenage





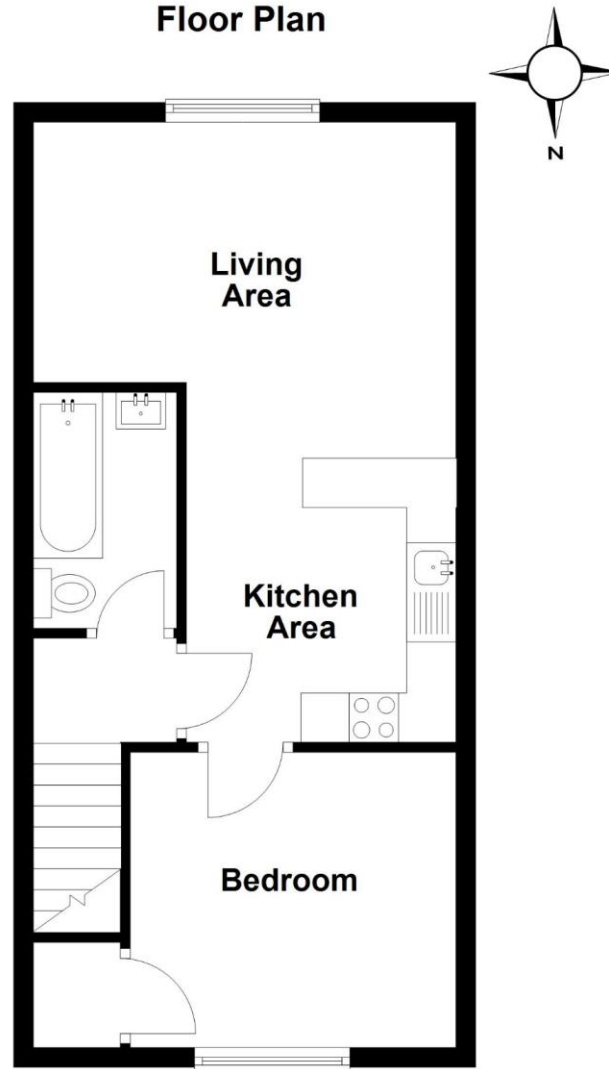








## Floor Plan



Total area: approx. 40.3 sq. metres (433.2 sq. feet)